VILLAGE OF BETHALTO
COMMITTEE MEETING MINUTES
SEPTEMBER 28, 2026, 6:00PM
VILLAGE HALL COUNCIL CHAMBERS

Members Present:
Gary Bost Brady Dugger Maria Perkhiser Terri Keister
Rachel Sontag

Also Present:
Village Clerk Sue Lowrance Police Chief Ryan Dugger
Public Works Director Rod Cheatham

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

Property Vacation Request
The owner of the former Dugan Tool & Die property at Route 140 and Route 255 asked the Village to vacate the portion of N. Lincoln Avenue that provides rear access to the building. A prospective buyer is interested in the entire parcel, but this "stub street" is preventing the sale. Public Works Director Cheatham said the road serves no current Village purpose, does not connect to Route 255 or Route 140, and is more of a liability than an asset. The mayor noted that no agreement is final and sought the Board's interest in vacating the property before authorizing legal work. Because development opportunities in the area have been limited, the Board supported helping the project move forward. A resolution will be required at a future meeting to complete the vacation. With no objections raised, Bost will proceed with the legal process.

Façade Grants
Three additional façade grant applications were received before the deadline. If all are approved, the total awarded would be $165,599. The business district fund has a current balance of $2.8 million, and annual revenue exceeds spending. Of the $240,000 budgeted this fiscal year, total awards—including previously approved grants not finalized until this cycle—would be $219,921, remaining under budget. Grants submitted in the next cycle would be paid in the next fiscal year. The Board agreed to fund the applications as submitted, noting that the program is working as intended.

Cannabis Dispensary Consideration
An Alton business owner contacted Mayor Bost about opening a cannabis dispensary in the Village. Although aware that the Board had previously rejected the idea, the owner asked it to reconsider. Bost sought feedback because the Board, as the legislative body, would make the final decision. He also reported that Godfrey's mayor supported the business owner and said the dispensary there had caused no problems. Reversing the Board's prior action may require a

public hearing. Trustee Keister suggested a hearing could help gauge residents' views. Bost said he would ask the Village Attorney whether a hearing is mandatory or optional, emphasizing that he was only determining whether the Board wished to revisit the issue. Keister said potential tax revenue should be considered but noted that the Village remains financially sound without it. Trustees Dugger and Sontag agreed, observing that the Village's financial position has improved substantially since the original vote. No location has been proposed, and Sontag noted that required distances from schools could affect site selection. Godfrey received $43,000 in cannabis tax revenue in May. Bost said no decision was needed that evening and the matter could remain open for discussion at future meetings.

BYOB Liquor Licenses

Trustee Keister requested clarification of the Village's BYOB liquor license requirements for the airport's new rental venue. Airport management was concerned that an airport employee must be present during alcohol service and asked whether the code could allow a licensed bartender to open and serve alcohol instead. Bost explained that the current language requires the BYOB licensee to designate someone to oversee the facility. That person need not be an employee but must be contractually responsible for managing the venue on the owner's behalf. Renters may not manage alcohol service in place of an on-site manager, and dram shop insurance is required. The BYOB license holder may hire wait staff who are not facility employees. Keister said the discussion clarified the requirements and that she would report back to airport management.

Zoning District Review

Trustee Keister asked the Board to review the current zoning districts and consider refining permitted uses, particularly in prime development areas. She favored limiting "unsightly" businesses in those areas while allowing existing businesses to remain grandfathered. Keister noted that Edwardsville and Wood River had recently made similar updates to improve key areas' appeal for future development. Bost asked the trustees to review the current code and submit recommendations.

Following last month's discussion of solicitor permit fees, Clerk Lowrance provided the Board with a summary of fees charged by other Illinois municipalities. Bost said the Village may update the code for implementation in January and stated this will be discussed further at future committee meetings.

With no further business, the meeting adjourned at 6:31 p.m.

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Sue Lowrance, Village Clerk