

VILLAGE OF BETHANY
REGULAR BOARD OF TRUSTEES MEETING
February 13, 2025

The regular board meeting was called to order at 7:00 pm by Jonathan Book, President. The following Trustees were present; Dave Doty, Jeannie Ruppert, Zakary England, Greg McLain, Raven Allen, and Brian Gill.

A motion was made by Trustee Ruppert to approve the minutes from the January 9, 2025, regular meeting, seconded by Trustee McLain. Roll call taken, all ayes, motion carried.

A motion was made by Trustee McLain to approve the "Statement of Income and Expenses", seconded by Trustee Gill. Roll call taken, all ayes, motion carried.

A motion was made by Trustee Gill to approve the "Banks and Checks Journal", seconded by Trustee McLain. Roll call taken, all ayes, motion carried.

Public – NONE

Greg Gustafson Water Improvement Project Updates - Water main restoration with SNC is on hold until warmer weather. There have been several other abandoned service leaks that have occurred and been dealt with. Mr. Gustafson has photos of what happens when abandoned services are not taken care of. All of these water leaks are leaks that the Village is losing revenue on. Commercial Electric continues working on the switch over of the control panel at the water plant. The switch over should be completed sometime this month. Then the panel manufacturer will come in for a formal switch over. A&R services have the connections complete for the detention tank. When the water tower valve needed to be replaced, the tower needed to be drained. While this was happening, the one-year inspection was taken care of and Mr. Gustafson has the final report. Work continues on the new chlorine room at the water plant. Once that is finalized the report will be sent off to the IEPA for approval. Mr. Gustafson suggested changing the contract to allow the Village to do the work. A motion was made by Trustee McLain to direct the engineer to take care of the EPA to take care of the chlorine room exhaust fan addition, seconded by Trustee Gill. Roll call taken, all ayes, motion carried.

Property Transaction with Heritage Grain Co. - Patrick Sullivan, Village Attorney, found that the railroad had a very good right of way map. The triangle is actually smaller than it appears on some of the maps. The surveyor believes he could have the survey finished by next month's meeting. It does appear to be vacated. The title search has struck out. There was a deed from the 1800's that was found, but it is difficult to read. Mr. Sullivan will take the survey and draft an ordinance for next month. As for the amount of sale, Mr. Sullivan will take into account the

cost of the survey and time that he has put into this. The surveyor will put pins in to show the exact outline of this property.

Zoning Ordinances/Planning Commission - Mr. Sullivan spent a lot of time looking through state zoning statutes. If we are going to adopt these zoning rules President Book needs to appoint a zoning commission for the Village. In regards to Special Use Permits the Board needs to appoint a committee to review these permits. President Book appointed Trustees Allen, Doty and England to this Special Use Permit Committee (Planning Committee) with Trustee Doty as the Chair. State Statutes say the Zoning Board of Appeals needs to have seven (7) members and should not really have any Trustees as a member.

TIF Agreement with Heritage Grain Co. - tabled until further notice and we receive information

TIF Agreement with The Publisher - This was approved last month. The Board only needs to approve the ordinance. A motion was made by Trustee McLain to approve Ordinance #25-848 TIF Agreement with The Publisher, seconded by Trustee Ruppert. Roll call taken, all ayes, motion carried.

Outstanding Judgements - \$24,000 is owed for outstanding judgments. The company that Mr. Sullivan recommended will ask for 30% commission on monies received for handling these accounts. He recommends to the Board for this company to go ahead. A motion was by Trustee McLain to retain Heavner, Beyers and Mihlar LLC for legal services related to collecting outstanding judgements, seconded by Trustee England. Roll call taken, all ayes, motion carried.

Hire of Police Officer - This will be moved to Executive Session.

Variance with Heritage Grain Co. - After Mr. Sullivan's report, this will need to be readdressed with the new Zoning Board.

Electronic Recycling - This should be the year for electronic recycling according to the schedule created. Manager Risley would like to wait until the fall, Sept or Oct. The lot used is full of water improvement material.

Appointment of Zoning Board Seat - A nomination from President Jonathan Book, of John Smith, Samantha Ozier, and Jackie McLain were made to fill the seats needed for the Zoning Board of Appeals. A motion was made by Trustee Allen to approve the appointments of John Smith, Samantha Ozier and Jackie McLain to the Zoning Board of Appeals, seconded by Trustee England. Roll call taken, all ayes, motion carried.

Renewal of Employee Insurance - The cost for the entire Village should increase around \$200. Employees will pay a bit more as well and it is very good coverage.

Reports – Village Manager Shannon Risley, Zoning Board, and Chief Nichols

Correspondence – None

Committee Meeting Dates – None

A motion was made by Trustee McLain to go into Executive Session to discuss personal matters, seconded by Trustee Allen. Roll call taken, all ayes, motion carried.

A motion to return to Open Session was made by Trustee Ruppert, seconded by Trustee England. Voice vote taken, all ayes, motion carried.

A motion was made by Trustee Ruppert to offer the police position to Cody Redman at \$25 per hour during training and \$26.50 at the completion of academy, with a start date March 10, 2025 seconded by Trustee McLain.

With no other business to discuss a motion to adjourn was made by Trustee Allen and seconded by Trustee England. Voice vote taken, all ayes, motion carried. The meeting was adjourned.

Respectfully submitted,
Jessica Henderson, Interim Clerk

Jonathan Book, President