

***Village of Bellevue
Regular Session
October 10, 2023***

OFFICIAL MINUTES

I. CALL TO ORDER

The Village of Bellevue Mayor called the Village of Bellevue meeting to order at the Village Hall. He indicated that an audio tape recording was made of all discussions during the Regular Session.

The Meeting was called to order at 6:00 p.m.

II. ROLL CALL

Mayor Merriman asked for Roll Call Attendance to be taken by Mrs. Pesch.

Present: Mayor Dean Merriman, Trustee Aaron Lannert, Trustee Sandra Cooper, Trustee Paul Eichhorn, Trustee Judith Wight, Trustee Leroy Wiseman, Trustee Ross Pesch

Absent:

Also in Attendance: Attorney Lane Alster; Steve Wilson, Village Maintenance; Matthew Raible, Village Zoning Officer; Theresa Johanson, Village Treasurer; Susan Pesch, Village Clerk

III. ACTION ITEMS

- A.** Trustee Wight moved to approve the Regular Session Minutes held on September 26, 2023. Trustee Wiseman seconded the motion.

Voice Vote: All Ayes
Motion Passed

- B.** Trustee Lannert moved to approve the Bills for October 10, 2023. Trustee Eichhorn seconded the motion.

Roll Call Vote: Ayes: 6
Nays: 0
Motion Passed

IV. PRESENTATION FROM THE AUDIENCE

***All public comments are limited to 3 minutes per person**

Mayor Merriman thanked the visitors in attendance and gave them an opportunity to address the Village.

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V. NON-AGENDA BUSINESS BY BOARD MEMBERS AND VILLAGE EMPLOYEES

Mayor Merriman asked if there was any non-agenda business to be brought before the Board from either Village Trustees or the Village Employees.

Deputy Winder asked Board members if they wanted him to proceed with issuing a ticket to the property owner on Middle Rd. with the RV. He asked about the ordinance. Mayor Merriman explained that an individual needs to have a house to store the RV. Attorney Alster commented that he would have the citation.

Deputy Winder informed Board members that he would be writing several tickets for individuals running the stop signs.

Mr. Wilson stated that Bobcat would like to place 40 ft. containers for tires at the back of the property.

Mr. Wilson informed Board members that the approval for the Zoning Inspector would be on the agenda for Oct. 24.

Trustee Lannert inquired about the meetings being held at 7:00 p.m. instead of 6:00 p.m. After brief Board discussion, he stated leaving the meetings at 6:00 p.m.

Trustee Wight asked Mrs. Pesch if the dispensary was in contact with her. Mrs. Pesch responded that she contacted the company and is waiting for a reply.

Attorney Alster informed Board members that the Board has discussed the retention pond issues on a number of occasions. He stated that Steve and Pat went into the retention area with him to look at everything. There are significant problems. Trees will begin to collapse on homes or sheds. Attorney Alster passed out a document to each Board member with 3 options to resolve the issues. It is likely that the retention area is undersized. Board members discussed the 3 options. The Village can create a special service area to include all homeowners in the subdivision. Mr. Krupps could reinstate the LLC and create the HOA. Retention ponds would be transferred to the HOA. If the Village creates the SSA, there is a 60-day time period for individuals to have the opportunity to stop it from happening. The Village needs to figure out how much it is going to cost. Mr. Wilson explained that when they initially discussed the issues, the cost started at \$60,000-\$70,000. Now it is close to \$100,000 per retention area to repair. Engineering fees would be included in the cost. Attorney Alster stated that the Village could levy taxes with the general appropriations. Attorney Alster explained that the Villas would be included in the SSA. It could potentially cost each homeowner \$2,000. This amount would be added to each homeowner's tax bill. The Village is already using their workers at a discounted rate. Board members discussed that some of the homeowners in the subdivision are against the HOA.

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The subdivision already has the covenant rules to enforce. Residents have the right to go to court to enforce those rules. It would have been a lot cheaper a year ago for the repair of the retention ponds. The Village was going to originally use the ARPA funds to do the work. The EPA will start fining the Village if the retention areas are not fixed. The fines will be considerably higher than the cost of the work. Attorney Alster said that the HOA can be formed with 3 individuals. Individuals do not need to necessarily be homeowners in the subdivision to form the HOA. The Board needs to vote on this by the end of November. Board members discussed sending letters to each resident.

VI. ACTION ITEMS

- A.** Amend Ordinance for Rules and Procedures-Attorney Alster reviewed the ordinance changes with the Board members. Board members discussed making changes to the ordinance and approving it at the next meeting.

*Item was removed from the agenda

- B.** Trustee Lannert moved to approve the Bids for Sidewalk Repair for Fox Den Ct. Trustee Pesch seconded the motion. Mayor Merriman informed Board members that 2-3 sidewalks need repaired in the Hamptons subdivision. Sections are uneven. Boyer Concrete can come out and re-level the concrete. Mr. Wilson said that the work needs to be completed now. It is just the beginning stages with the other sidewalks that need to be repaired. Trustee Cooper inquired about Mr. Mosher completing the work. Mayor Merriman stated that Mr. Mosher does not have the appropriate tools to do the work.

Roll Call Vote: Ayes: 6
Nays: 0
Motion Passed

- C.** Approve to hire the Building and Zoning Inspector

*Item was removed from the agenda

VII. INFORMATION/DISCUSSION ITEMS

- A.** Next Village of Bellevue Meeting - October 24, 2023

VIII. ADJOURNMENT

Mayor Merriman asked for a motion to adjourn. Trustee Lannert made a motion to adjourn the meeting. Trustee Eichhorn seconded the motion.

Voice Vote: All Ayes
Motion Passed
MEETING ADJOURNED AT 7:12 p.m.