

VILLAGE OF BELLEVUE
414 S. Main Street
Bellevue, IL 61604
Village Board Meeting
February 13, 2024

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 the Village Clerk.

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; Susan Pesch, Village Clerk; Theresa Johanson, Village Treasurer; Brian Stufflebeam, Village Business Owner; Tim Menefee, Village Business Owner; Brian Mullens, Village Resident; Pastor Shane House, White Rose Fellowship Church

III. ACTION ITEMS

- A.** Trustee Lannert moved to approve the Regular Session Minutes held on January 23, 2024. Trustee Wiseman seconded the motion.

Voice Vote: All Ayes
Motion Passed

- B.** Trustee Lannert moved to approve the Bills for February 13, 2024. Trustee Wight 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

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Mr. Stufflebeam informed Board members that he had caught an individual at his business in one of the cars. The individual had gotten out of jail and was homeless. It has become a problem now. The police had been called to write a report. The Sheriff's Department found the individual up at Casey's. Mayor Merriman responded that he would reach out to the police.

Mr. Menefee inquired about the issue with his neighbor. Attorney Alster stated that someone was going to take pictures. Mayor Merriman said that he would go the following day and take pictures.

Mr. Mullens informed Board members that his neighbors across the street have become a nuisance. People are coming in and out of the residence at all hours of the night. Mayor Merriman stated that he would check into the owner of the property. It is a rental house. A letter can be sent to the owner of the home. Attorney Alster explained that the owner would receive a notice to appear letter because it is an ordinance violation. Mr. Mullens said that the lady also lets her dog go and it does not like other dogs. Mayor Merriman told Mr. Mullens to contact animal control.

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

Trustee Wight stated that people are walking their dogs and going into yards. The owners are not picking up after the dogs in the yards.

Trustee Wiseman inquired about the police reports. Attorney Alster stated that they are kept in a binder for Board members.

Mayor Merriman informed the Board members that he was thinking of having letters made for the Village front door. It would include the office hours of possibly Monday, Wednesday, and Friday.

VI. ACTION ITEMS

- A.** Trustee Lannert moved to approve the Amended Cannabis Ordinance. Trustee Wight seconded the motion.

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

- B.** Trustee Lannert moved to approve the Amended Ordinance Regarding Excavation Within Right of Ways. Trustee Wight seconded the motion. Mr. Wilson explained that the ordinance was cleaned up and the language was clarified. Attorney Alster stated that he

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reviewed the ordinance language with Mike and Pat. They wanted to make sure everything was included in the ordinance.

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

- C.** Trustee Lannert moved to approve the Cintas Service Agreement. Trustee Pesch seconded the motion. Mayor Merriman informed Board members that the agreement would include rugs for the new hall and uniforms for Steve, Matt, and Michael. The agreement includes towels for the shop. Mr. Wilson said that they would each receive 5 uniforms per week. The price on the contract was a weekly price for everything.

Roll Call Vote: Ayes: 5
Nays: 1
Motion Passed

- D.** Trustee Pesch made a motion to allow discussion regarding the cost of an appraiser for possible listing or sale for 320 S. Main St. Trustee Lannert seconded the motion. Mayor Merriman informed the Board members that they need to hire an appraiser to have the old Village Hall appraised to find out what it is worth. Once everything is moved out, we can put it on the market. Attorney Alster explained that it was zoned C-2, not residential. Trustee Wight stated that it could be a craft or retail store. Attorney Alster stated that the Board members could come up with their own bid system. Mr. Wilson said that Mike had recommended an appraiser. Mayor Merriman stated that it needs to be put out for bids once it is appraised. Attorney Alster informed Board members that once they receive the cost of the appraiser, Board members could vote on hiring the appraiser at the next meeting. Board members could discuss how to handle the bid process as well.

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

- E.** Trustee Eichhorn made a motion to amend the 2024 Newsletter. Trustee Wight seconded the motion.

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

VII. INFORMATION/DISCUSSION ITEMS

- A.** Newsletter 2024-Board members reviewed the dates for the garage sale and clean-up.
B. White Rose Lease-Mayor Merriman informed Board members the item was to discuss amending the White Rose lease for the purpose of establishing a fair and equitable rent. Attorney Alster stated that it was only a discussion item, not action item. Board

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members need to discuss the plan and their thoughts. Mayor Merriman informed Board members that he met the other day with Pastor Shane House. Steve was present at the meeting. They came up with the conclusion that the church cannot afford to pay the full amount of utilities plus \$100 per month. Mayor Merriman said that it was agreed that Pastor Shane would put together an average of all the bills from when they had the entire building and the cost of what they were paying. We are thinking of \$350 per month total. Attorney Alster asked if the \$350 included the rent. Mayor Merriman said yes, it is the total rent and their share of the utilities. Mr. Wilson said that they talked about getting something to place on the wires to get the exact amp usage. It is \$350 to purchase that particular equipment. If there is discussion in another year, they could go back and look at the usage. Mayor Merriman said they could approve the amended lease at the second meeting in March. Attorney Alster commented that if there are other things that need to be addressed before that meeting, he would need this information to draft the amended lease. Mayor Merriman said the only thing to be amended was the cost. The Board could vote on this at the first meeting in March to be effective March 1st. Trustee Lannert asked in the meantime, would it be a split 50/50 for the Ameren bill. Mayor Merriman said yes, this is what was discussed. Pastor Shane informed Board members that when they were in the building in 2022, they paid an average of \$230 over a nine-month period. The average last year was \$250. It has gone up a little bit. This included the construction months which were the highest bills. Trustee Wight asked if \$350 would be for everything. Pastor Shane stated the \$350 would be for everything. This is what was discussed. Mr. Wilson commented that the utility language would be removed from the lease. Mayor Merriman asked Board members if they were ok with this. Trustee Wight stated that she wanted to see the average amount of the utility bills from Pastor Shane and also the data once the meter item was purchased. Pastor Shane passed out his data from 2022 to each Board member. The data period is when they were the only ones in the building. It averaged to \$230.63. Susan had put together data from last year which reflected \$254.62 as the average. The cost has gone up. Trustee Wight inquired about the most recent Ameren bill for \$344.00. Pastor Shane responded it was the most recent bill. Trustee Wight asked if they were paying half of this bill. Pastor Shane responded that yes, it would be half of that bill.

- C.** Permit Schedule-Mr. Wilson stated that the schedule is good. Trustee Pesch asked if this permit schedule could be added to the Village website. Attorney Alster stated that it needs to be updated with the electrical information. Mr. Wilson inquired about the cost for variances. Attorney Alster stated that they could address it at the next zoning meeting. The fee is listed in the ordinance. We have the authority to charge \$75.00. Mayor Merriman stated that petitions that require a lot of legal documentation, need to be higher. Attorney Alster said that it could be changed to \$100. Mayor Merriman stated that the fee for applying for a variance would change to \$100. The Board could vote on this in March.
- D.** Square Footage for New Homes-Mayor Merriman explained that they need to reduce the square footage for new homes. Currently the minimum is 1200 square feet. It needs to be dropped to 800 square feet. Most of the lots are 50 feet wide and 150-200 feet deep.

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Mr. Wilson stated that if there was a new subdivision, they could revisit it, if developed. Attorney Alster said that it will not impact the older neighborhoods. They would need a zoning meeting to amend the zoning to R-1. The Zoning Board could get together for the second meeting in March.

E. Next Village of Bellevue Meeting - February 27, 2024

VIII. ADJOURNMENT

Mayor Merriman asked for a motion to adjourn. Trustee Lannert moved to adjourn the meeting. Trustee Pesch seconded the motion.

Voice Vote: All Ayes
Motion Passed
Meeting Adjourned @ 6:46 p.m.