

**CITY OF BELLA VILLA  
BOARD OF ALDERMEN MEETING  
July 28, 2022**

**CALL TO ORDER 7:02 p.m.**

**ROLL CALL**

- |                              |         |
|------------------------------|---------|
| • Mayor Donna Puleo          | Present |
| • Alderman John Franklin     | Present |
| • Alderwoman Mary Sikorski   | Present |
| • Alderwoman Alice Lotspeich | Present |
| • Alderman Jeffrey Robinson  | Excused |
| • Alderwoman Meghan Dunn     | Present |

**QUORUM**

**PLEDGE OF ALLEGIANCE**

**OTHERS PRESENT**

- Laura Van Zale, City Clerk
- Andrew Kinghorn, City Attorney

**RESIDENTS/PUBLIC IN ATTENDANCE**

- Scott Delert
- Jack Roddy
- Andrew Mahone
- Terry Thornton
- Tammy Brush
- Diana Michel

**RESIDENT/PUBLIC PARTICIPATION (two minutes each)**

- See Unfinished Business

**Approval of Minutes June 9, 2022 Board of Aldermen Meeting.**

Motion: Alderwoman Sikorski  
Second: Alderwoman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion passed**

**Approval of Minutes June 9, 2022 Closed Board of Aldermen Meeting #1.**

Motion: Alderwoman Sikorski  
Second: Alderwoman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion passed**

**Approval of Minutes June 9, 2022 Closed Board of Aldermen Meeting #2.**

Motion: Alderwoman Sikorski  
Second: Alderwoman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion passed**

**Approval of Financial Statements from May 2022**

Motion: Alderwoman Sikorski  
Second: Alderman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion passed**

**Approval of Financial Statements from June 2022**

Motion: Alderwoman Sikorski  
Second: Alderman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion passed**

**Approval of the bills from June 2022**

Motion: Alderwoman Sikorski  
Second: Alderman Lotspeich  
All in favor: 4  
Opposed: 0  
**Motion Passed**

**MAYORS REPORT – Mayor Puleo**

- Newly appointed Alderwoman of Ward II, Meghan Dunn was introduced.
- Cold patch needs to be purchased to finish patching the potholes. The cost is \$638 versus \$535 last year.

Motion to purchase cold patch: Alderwoman Lotspeich  
Second: Alderwoman Sikorski  
All in favor: 4  
Opposed: 0  
**Motion Passed**

- The computer switch needs to be replaced at \$1,100.

Motion to replace computer switch: Alderwoman Lotspeich  
Second: Alderwoman Sikorski  
All in favor: 4  
Opposed: 0  
**Motion Passed**

**POLICE REPORT - Chief Allen - Absent**

**TREASURER REPORT: VACANT**

## **HEALTH AND SANITATION – Alice Lotspeich**

- A Fawn Circle resident has still not cleaned their backyard. A citation has been written; Commissioner Lotspeich has been unable to make contact with the resident to give them the citation.
- A Landor resident was spoke to regarding trash and wood scattered in the yard and the roof in need of repair. The resident said he will take care of issues.
- The owner of the business behind City Hall has reported a City tree has dead branches falling on his cars. He would also like the City to put up a fence between his property and the park to prevent cut-throughs. Mayor Puleo will contact the owner.
- An Avenue H resident has made a complaint regarding the neighbor behind him on Bellavilla not maintaining the weeds on their side of the fence.
- A resident on Bayless wants to know who maintains easements. The area in question is an Ameren easement which they do not maintain. It is the responsibility of the surrounding neighbors.
- A complaint was received regarding the back fence not being maintained at a residence on Bellavilla. An inspection of the area showed the neighbor is also not maintaining their fence. Commissioner Lotspeich will contact both residents.
- A resident on Ruprecht is going to receive a letter reminding them to move their trash cans off the street after trash pick-up.
- A resident on Ruprecht will receive a letter asking him to remove a dead tree.

## **BUILDING: John Franklin**

- Commissioner Franklin performed the following inspections and issued permits since the June 2022 Board meeting:
  - 1 mechanical/building permit issued
  - 1 mechanical/building inspection
  - 5 home inspections
  - 4 home re-inspection

## **PARKS - VACANT**

## **STREET AND SEWER – Ray Reeder**

- Pot hole repair is on-going.

## **COMMUNITY DEVELOPMENT - VACANT**

### **WARD ONE: ALDERMAN FRANKLIN and ALDERWOMAN LOTSPEICH**

- Per Alderwoman Lotspeich, there are many expired license plates and tinted windows in the City.
- A house on Ruprecht is not moving their trash can after pick-up

### **WARD TWO: ALDERWOMAN DUNN and VACANT**

- A resident on East Dallas needs to clean up their yard. Commissioner Lotspeich will speak to the owner.

### **WARD THREE: ALDERMAN ROBINSON and ALDERWOMAN SIKORSKI**

- Alderwoman Sikorski reported a house on Avenue H has weeds growing in the front of the house.



## UNFINISHED BUSINESS

- Notice of Nuisance property was sent to all short-term rentals in the City.
- Scott Delert, Jack Roddy and Andrew Mahone are owners/leaser of short-term rental business properties in the City. They made the following points in order to have the City rewrite the ordinance requiring an inspection and occupancy permit every time the renter changes:
  - The short-term rental property on Ruprecht is a lease. The leaser is sub-letting as a short-term rental.
    - Scott Delert & Andrew Mahone said their neighbors support this use of the residence.
    - The leaser has cleaned up the house, remodeled & painted it.
    - No parties or events are allowed. A \$500 fine may be imposed if a party or event is hosted.
    - Neighbors have been instructed to call the leaser or police asap if they see a party.
    - Renters are screened.
    - Jack Roddy has offered to work with the City to revise the current Ordinance in order to allow for Corporate Housing and Airbnb businesses that will protect the City and the business owners. Possibly make a Special Use Permit and require quarterly inspections versus after every renter change. Possibly put a cap on the number of short-term rentals allowed in the City.
  - The short-term rental property on Avenue H is owned and occupied by the business owner.
    - He is always present.
    - Resident has security cameras.
    - He has House Rules that must be read, signed and complied to by the renter.
      - Since implementing the House Rules, the owner has seen a decrease in bookings.
- Alderwoman Lotspeich & Sokorski have safety concerns with short-term rentals in the City.
- Two residents in attendance have safety concerns with short-term rentals in the City.
- Mayor Puleo asked the owners/leasers to put their recommendations in writing and the Board will review.

## NEW BUSINESS

### Motion to Adjourn

Motion: Alderman Franklin

Second: Alderwoman Sikorski

All in favor: 4

Opposed: 0

**Motion Passed**

Meeting Adjourned 8:21 p.m.

Mayor Puleo On m Puleo

Date: 9/13/22

City Clerk Vanzale Lauren Van Zate

Date: 9-13-22