

**CITY OF BELLEVILLE, ILLINOIS
COUNCIL MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
MONDAY, MARCH 2, 2026 – 7:00 PM**

Mayor Gain Meyer called this meeting to order at 7:00 p.m.

City Clerk Schaefer called roll. Members present on roll call: Alderperson Whitaker, Alderperson Schneider, Alderperson Duco, Alderperson Dowling-Urban, Alderperson Randle, Alderperson Ferguson, Alderperson Anthony, Alderperson Ovian, Alderperson Kaiser, Alderperson Stiehl, Alderperson Rothweiler, Alderperson Elmore, Alderperson Weygandt, Alderperson Sullivan, Alderperson Osthoff.

Excused: Alderperson Dintelman

ROLL CALL DEPARTMENT HEADS

City Clerk Schaefer called roll of Department Heads: City Treasurer, Sarah Biermann; City Attorney, Garrett Hoerner, Acting Police Chief, Mark Heffernan; Fire Chief, Curt Lougeay; Finance Director, Jamie Maitret; Director of Public Works, Jason Poole; Director of Wastewater, Brett Friedman; Library Director, Leander Spearman; Director of IT, Ty Buckner; City Engineer, Scott Saeger; Director of Health, Housing & Building, Scott Tyler; Director of Grants & Special Projects, Eric Schauster; Director of Human Resources, William Clay; Director of Maintenance, Mike Schaefer.

PLEDGE

PUBLIC HEARING

None.

PUBLIC PARTICIPATION

Maria Malloy: I'm here to talk about the Emergency Weather Overnight Center. I understand that the vote on that has been tabled. I wanted to just sort of give a quick synopsis of what it is. It would be a space that is used when it is less than 20 degrees, and we're looking for people who were already vetted through case managers and through our system to make sure that they were not violent or sex offenders. And we have some stuff put in place so that anyone who would show up would be given a bus ticket and sent to an appropriate facility for them to stay, either St. Vincent DePaul in East St. Louis, or one of the other shelters or not shelters, but overnight centers. Again, this would only be when it was below 20 degrees. We are perfectly willing to help and talk to anyone that wants to discuss our procedures and what we've got in place and willing to change as we need to. So just wanted to let you all know that when that comes up for a vote, we are willing to talk before then. And thank you so much.

Don Bailey: Millstadt Illinois, restaurant owner for 29 years, in the music business for 41. I've recently, in the past six or seven years, invested in Belleville, most in West Main Historic Brewery District. I originally was going to come up here because there's an issue at 923 West Main, which was the former Maxwell's building. It was purchased in 21, July of 21. The person purchased that, worked on it until about October, November of 21, and since then it's been left abandoned and he has not been accountable for it. Over the past five years, I've worked with Scott Tyler and Belleville Police Department extensively. Every month I'm running homeless out, drug addicts, broken windows, off my property, defecation on my property. It's become

an issue. The city's been great helping me out with it. It's been wonderful. But my concern is it's up for sale. I don't want to see somebody else buy it that's going to sit on it and not do anything with it. I have surrounding properties around on both sides of the building. I am working and putting money into those properties and I'm going to open them up as businesses. I believe this is a beautiful building, the Historic Brewery District is set to be, it's a beautiful place. I mean we have, it's like Tower Grove, Benton Park in St. Louis, comparable to St. Charles. But what we have, because of Belleville, is less crime. So, we can bring people in here, but we need to clean it up. And what I'm asking, I will help as I've been helping. I know Scott's helped me a lot. The Police Department even today. I had homeless people there, in five minutes, Police Department was there, they helped me out. They are told, you know, don't trespass. What I want to see, we have purchased properties at 1012 West Main, and we purchased property at 1009 West Main. The guy that has purchased these properties has done nothing with them. He's sat on them. They're not moving forward. We're not helping Belleville out. I don't know what we can do, but we're not helping Belleville out of the Historic Brewery District by having people buy properties and sit on them for five years and do nothing. Especially when they're on West Main and they're on a street where we put thousands of tax dollars in to make a better street. We also have a vehicle sitting on Ninth Street, the plates have been expired since September. Nobody has moved the vehicle sitting on the street. It needs to be removed. And I'm not saying we should go down there and somebody hasn't mowed the grass for three or four weeks and we should fine them. Somebody has a mattress they can't get rid of right away. I'm not trying to be this hardnosed person, let people live their lives. But if we've got people down here, two years go by, and they're not doing anything, let's be proactive to do something that's going to make them stand up and be accountable for the properties that they purchased. They're not paying taxes on them, they're not doing anything with them, and it's causing more issues. As an investor I'm concerned about it. If there's anything I can do to help, anything that you have suggestions, please talk to me because I want to see the Historic Brewery District on West Main build up to where we've all built East Main up to. Okay, thank you and the city's doing great. Please let me know.

Stewart Lannert: 318 S. 29 St. Belleville. First of all, I'll probably be called the racist because I got a couple of signs in my yard that they claim that little black kids that get upset. Well there's black kids living, living to the right of me and to the left of me, and they go walk past my yard coming to from school, and not once did they seem like. I even talked to the lady and her little girl one day. She said I don't mean nothing, we ain't worried about that. But what worries me and should worry the people who live around that area, Belleville just spent probably a million dollars smoothing out this intersection at 29th and Godfrey. So now they can roar by there 80, 90 miles an hour and won't even cause a ripple in their vehicle. And they run by that stop sign in 2019 Godfrey constantly. That's more of a danger to these little kids than my signs in my yard. And okay, that's what I got to say. Those signs are not going to hurt anybody. Somebody getting hit by a car might kill them.

PRESENTATIONS, RECOGNITIONS & APPOINTMENTS

Mayor Gain Meyer recognized the character word of the month “perseverance” staying with a task; not giving up.

APPROVAL OF MINUTES

Aldersperson Dowling-Urban made a motion second by Aldersperson Weygandt to approve the City Council Meeting of February 17, 2026.

All members voted aye.

Motion carries.

CLAIMS, PAYROLL AND DISBURSEMENTS

Aldersperson Weygandt made a motion second by Aldersperson Whitaker to approve claims and disbursements in the amount of **\$3,251,225.24** and payroll in the amount of **\$1,036,179.79**.

Members voting aye on roll call: Whitaker, Schneider, Duco, Dowling-Urban, Randle, Ferguson, Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff. (15)

Motion carries.

REPORTS

Aldersperson Rothweiler made a motion second by Aldersperson Kaiser to approve the City Attorney report dated February 27, 2026.

All members voted aye.

Motion carries.

ORAL REPORTS FROM STANDING COMMITTEES, SPECIAL COMMITTEES AND ANY OTHER ORAL REPORTS FROM THE ELECTED OFFICIALS OR STAFF

STREETS & GRADES COMMITTEE

Motion to approve a commitment of local funds, not to exceed \$623,100.00 for North Douglas Avenue project (HRST and MEPRD Grant Funds).

Motion to approve renewal of contract 26-00000-02-GM with Electrico, Inc. as stated in the Special Provisions; Option to Renew, at the current unit prices totaling \$125,693.06 for FY 2026-2027. (MFT and TIF Funds).

Motion to approve additional funding for Fourscore and Kilmar Woods Drive project, in the amount of \$19,212.21 (MFT Funds).

Motion to dispose/sell/auction the following equipment from the Public Works Department: 2011 Exmark Laser Z zero turn mower, Serial # 965415 and 2007 Exmark Laser Z zero turn mower, Serial # 708128

Aldersperson Randle made a motion second by Aldersperson Ferguson to approve the requests as presented.

Members voting aye on roll call: Schneider, Duco, Dowling-Urban, Randle, Ferguson, Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker. (15)

Motion carries.

ZONING BOARD OF APPEALS

7-FEB26-TAPESTRY OF COMMUNITY OFFERINGS: Request for a Special Use Permit to operate an Extreme Weather Overnight Center at 301 South 1st Street (08-28.0-207-023) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 112.43, 162.515) Ward 5. **Zoning Board of Appeals recommended APPROVAL with a vote of 4-2.**

Alderman Kaiser made a motion second Alderman Dowling-Urban to I would like to make a motion to defer postpone until such time as Mayor brings back to Council.

All members voted aye.

Motion carries.

8-FEB26-JEREMY CLARK: Request for a Special Use Permit to operate an Event Center and Amusement Center at 56 South 65th Street, Suite 4 (07-12.0-211-008) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 162.401, 162.248, 162.515) Ward 8. **Zoning Board of Appeals recommended APPROVAL with a vote of 6-0.**

10-FEB26-AHMAD FANOUS: Request for a Sign Installation Permit in the Area of Special Control at 215 West Washington (08-21.0-442-017) located in a “C-2” Heavy Commercial District. (Applicable sections of the city code: 155.052, 155.053, 155.090) Ward 5. **Zoning Board of Appeals recommended APPROVAL with a vote of 6-0.**

Alderman Whitaker made a motion second by Alderman Kaiser to approve the requests as read.

All members voted aye.

Motion carries.

9-FEB26-GABRIEL FUDGE: Request for a Special Use Permit to operate a Used Car Lot at 3509 Misty Hollow Drive (08-26.0-215-014) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 162.169, 162.515) Ward 7. **Zoning Board of Appeals recommended APPROVAL with a vote of 6-0.**

Alderman Elmore made a motion second by Alderman Whitaker to approve the request as read.

Alderman Elmore: I was at the Zoning Meeting, and I think it should be noted for anybody that wasn't at the zoning meeting, yes, this is a permit for a used car lot. This is a used car lot that is very unique. We really, we don't have one in Belleville. I don't think we've ever had one in Belleville like this. Traditionally, you see the used cars out in the parking lot, what have you. This, according to the applicant, is a high-end, high-performance vehicles, probably less than 10 cars in this inventory, and they would all be parked inside this building. We have another opportunity to examine this as it is something new, and the Economic Development office. Neither Dennis nor I, had really heard from the residents, and it may be because they were not, we're not obligated to notify them specifically. We're not obligated to notify all of the abutting properties, but no notification went to the neighborhood, and it may stay that way, I'm not sure yet. They had a very rough drawing at the Zoning meeting. This still has to go through planning, which would be an

opportunity for further examination, for us to have further conversation with Mr. Fudge and just learn more about what's going on, what's to be expected, things like that. So, I'm not worried about moving this forward. It is unique, that we've never had before. And we'll discuss it again more after the planning meeting.

Alderson Dowling-Urban: Also, it was interesting to note that most of the, this isn't like a lot, where people just drive by and look at stuff. It's done by appointment only.

Alderson Elmore: Good point.

Alderson Dowling Urban: So, so that is going to limit the amount of traffic and gawking and things like that. Because according to the applicant, these are extremely high-end vehicles.

All members voted aye.

Motion carries

11-FEB26-WALTER HARRIS: Request for a Special Use Permit to operate a Short-Term Rental / AirBnB at 2777 Brookmeadow Drive (09-30.0-104-017) located in a A-1” Single Family Residential District. (Applicable sections of the zoning code: 34.043, 154.15, 154.46, 154.49, 162.090, 162.094) Ward 7. **Zoning Board of Appeals recommended DENIAL with a vote of 6-0.**

Alderson Elmore made a motion second by Alderson Whitaker to deny the request as presented.

Alderson Elmore: So, this was at the Zoning meeting. The applicant was present. Many Aldermen were here. And you know, in worry, it was a bit appalling. The history at this property and this neighborhood in the 7th Ward, already had a bad experience at least once. The type of activities that were going on, using the same social media platforms was already identified. Cahokia Heights Chief of Police was here. So, it was a very simple Zoning Board of Appeals recommended denial. And I think we would deny this too.

Alderson Dowling-Urban: Again, just to let you know there were multiple neighbors in that neighborhood that came to speak. They cited ongoing noise issues, ongoing traffic, and parking issues throughout the time when, they were also opposed.

Alderson Whitaker: Mayor, I just might add that this was, while it's labeled a request for an Airbnb, this was not a request for an Airbnb, as we typically hear them at Council. There were other activities that they wanted a nightly rental of the property for gatherings and events that would not be consistent with, I don't know that we, we should even lump this into the Airbnb platform.

Members voting aye on roll call: Duco, Dowling-Urban, Randle, Ferguson, Anthony, Ovan, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker, Schneider. (15)

Motion carries.

COMMUNICATIONS

LINCOLN THEATRE SHOW SPACE- 03/21/2026, 05/02/2026, 06/06/2026, AND 07/18/2026

Request from the Lincoln Theatre to host Glen Templeton, Saturday, March 21, 2026, 7:30pm to 10:00pm, Desperado & Dreams, Saturday, May 2, 2026, 7:30pm to 10:00pm, Satisfaction, Saturday, June 6, 2026, 7:30pm to 10:00pm, and Cledus T. Judd Comedy Event, Saturday, July 18, 2026, 8:00pm to 10:30pm. Additional City Services: closure of 8 parking spaces in city parking lot at the corner of North High Street and East "A" Street and barricades.

SOARING EAGLE TWILIGHT SCOUT CAMP – 07/20/2026 thru 07/24/2026

Request from Greater St. Louis Area Council Scouting to host Soaring Eagle Twilight Scout Camp, Monday July 20, 2026, through Friday, July 24, 2026, 4:30pm to 9:00pm, Bellevue Park.

BELLEVILLE SHRINERS PARADE – 06/05/2026

Ainad Shriners request to hold the Belleville Shriners Parade, Friday, June 5, 2026, 7:30pm to 11:00pm. Street closure request: staging areas 5:30pm to 9:30pm; North 3rd Street between West "A" Street (north side) to West "F" Street (south side); West "C" Street from North 2nd Street to North 4th Street Rear; 7:30pm rolling closure along parade route. Additional City services: Police and Public Works Personnel, "No Parking" signage, barricades, trash toters, electrical panels and clean-up of parade route. Banner across North Illinois Street.

Aldersperson Rothweiler made a motion second by Aldersperson Kaiser to approve the communications as read.

All members voted aye.

Motion carries.

PETITIONS

None.

RESOLUTIONS

Aldersperson Randle made a motion second by Aldersperson Dowling-Urban to read Resolutions 3564, 3565, 3566, and 3567 by title only.

All members voted aye.

Motion carries.

RESOLUTION 3564

A Resolution Requesting Permission from IDOT to Close Route 159 for Veteran's Day Ceremony, Wednesday, November 11, 2026.

RESOLUTION 3565

A Resolution Requesting Permission from IDOT to Close Route 159 for Shriners' Parade Friday, June 5, 2026.

RESOLUTION 3566

A Resolution of Support and Commitment of Local Funds (CDBG North Douglas Avenue Improvements \$623,100.00).

RESOLUTION 3567

A Resolution of Supplemental Support for Fourscore and Kilmar Woods Drive \$19,212.21.

Aldersperson Randle made a motion second by Aldersperson Ferguson to approve Resolutions 3564, 3565, 3566, and 3567 as read.

Members voting aye on roll call: Dowling-Urban, Randle, Ferguson, Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker, Schneider, Duco. (15)

Motion carries.

ORDINANCES

Aldersperson Stiehl made a motion second by Aldersperson Schneider to read Ordinance 9459, 9467, 9469, 9470, and 9471 by title only.

All members voted aye.

Motion carries.

ORDINANCE 9459-2026

A Zoning Ordinance in Re Case #5-Jan26 – Mansour Gheisarpour.

ORDINANCE 9467-2026

An Ordinance Authorizing Sale/Conversion of Personal Property 2011 Exmark Laser Z Zero Turn Mower (Serial # 965415) and 2007 Exmark Laser Z Zero Turn Mower (Serial #708128) (Public Works Department).

ORDINANCE 9469-2026

A Zoning Ordinance in Re Case #8-Feb26-Jeremy Clark.

ORDINANCE 9470-2026

A Zoning Ordinance in Re Case #9-Feb26- Gabriel Fudge.

ORDINANCE 9471-2026

A Zoning Ordinance in Re Case #10-Feb26-Ahmad Fanous.

Aldersperson Whitaker made a motion second by Aldersperson Randle to approve the Ordinances as read.

Members voting aye on roll call: Randle, Ferguson, Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker, Schneider, Duco, Dowling-Urban. (15)

Motion carries.

UNFINISHED BUSINESS

None.

MISCELLANEOUS & NEW BUSINESS

Aldersperson Ferguson made a motion second by Aldersperson Duco to pay the Motor Fuel Claims in the Amount of **\$26,444.28**.

Members voting aye on roll call: Ferguson, Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker, Schneider, Duco, Dowling-Urban, Randle. (15)

Motion carries.

EXECUTIVE SESSION

Aldersperson Osthoff made a motion second by Aldersperson Kaiser to go into executive session to discuss pending and/or probable/imminent litigation (including civil and workers' compensation) (5 ILCS 120/2(c)(11)).

All members voted aye.

Motion carries.

Executive Session Began: 7:27pm

Regular Session Resume: 7:33pm

Aldersperson Dowling-Urban made a motion second by Aldersperson Schneider to approve settlement of litigation in City of Belleville vs. Wright Madison County Circuit Court Case #25-AR-10 in the amount of \$3000.00.

Members voting aye on roll call: Anthony, Ovian, Kaiser, Stiehl, Rothweiler, Elmore, Weygandt, Sullivan, Osthoff, Whitaker, Schneider, Duco, Dowling-Urban, Randle, Ferguson. (15)

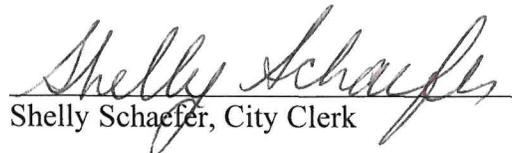
Motion carries.

ADJOURNMENT

Aldersperson Randle made a motion second by Aldersperson Schneider to adjourn at 7:34 p.m.

All members voted aye.

Motion carries.


Shelly Schaefer, City Clerk