

# **Village of Mapleton**

## **REGULAR BOARD MEETING MINUTES**

Thursday, December 13 at 6:30 p.m.

*Meeting to be recorded*

**PLEASE SILENCE YOUR CELL PHONES!**

### **1) Roll Call**

### **2) Pledge of Allegiance**

### **3) Call to Order 6:33 pm by Mayor, Carl Bishop**

### **4) Approval of Agenda**

Liz Rench made a motion to approve the agenda and was seconded by Mike Beecham. Vote: Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench and Harvey Stidham. No – 0. Motion Carried.

### **5) Consent Agenda**

All items listed under the Consent Agenda are considered routine by the Village Board and will be enacted by one motion with no separate discussion of the items. If discussion of an item is desired, that item will be removed from the consent agenda to be considered separately.

a) Minutes from Regular Board Meeting – November 8, 2018

b) Minutes from Water Committee Meeting – December 12, 2018 – Removed from Consent Agenda – not ready

c) Bills & Correspondence (Received November 7, 2018 – December 12, 2018)

d) Treasurer's Report

Mike Beecham made a motion to accept the Consent Agenda without Item B and was seconded by Liz Rench. Vote: Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench and Harvey Stidham. No – 0. Motion Carried.

### **6) Public Comments**

***Please keep comments to three minutes. Review the agenda before you speak. This is the ONLY opportunity you will be given to speak during the meeting. There will be no discussion by audience members during the business meeting unless there is an emergency situation.***

## **7) Addressing the Board**

- a) Stan Bersin will not be attending

## **8) Old Business**

- a) Discussion of solar farm

Rodney Smith had a question about the fence line on the new drawings provided by the solar company as it looks as though the fence will be on the neighboring property. Discussion followed about location of fence lines and Mr. Rice reiterated that they can't do anything except on the property they have leased. Mike Beecham explained that he is just trying to make sure no one else was going to be impacted by the project. Mr. Rice explained that the existing roadway is part of the property they have leased. Patti Monks asked how the village will benefit. It was explained that benefit will come from real estate taxes which are based on the megawatts of electricity generated and also that since it is tied into our power inlet system if Ameren has a power outage it will act as a backup generator. Mike Beecham read a letter from township assessor about the benefits to the village, which is available in the office. Mike stated that it looks as a much better use of the property than just agriculture. Attorney Seghetti explained the different way the solar farm could be incorporated into the village with regulations, such as a special use where we approve it if they meet the minimum requirements. Peoria County has a special use procedure permitted in any zoning and has to approve each use. We could also make it a permitted use and not regulate it. He did not recommend not regulating it, as there should be at least minimum requirements. Liz Rench asked why the village couldn't have a franchise. The attorney explained that there is nothing in the Municipal Code to allow it at this time. We can only do what the municipal code allows as we are not home-rule. Liz asked about the code changes later and whether we can we go back and apply to existing uses. Mr. Seghetti stated that it will depend on how the statute is read. Clerk asked for a straw poll to see what the board was considering before going through the expense of having the attorney amend our Municipal Code. Votes for approving the solar farm: Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. No – 0. Attorney will have an updated Ordinance for the Zoning Board in January, prior to the next board meeting.

- b) Reduction of Mayor's Pay – Liz Rench stated that the yearly pay for the Mayor used to be \$800 a year and is now \$1200 a year. She is concerned about the lack of money for the village and would like to see pay cut for the mayor.
- c) Trustee Pay – Liz Rench stated that she doesn't like the two-tiered pay and that is a fairly new process. She would like to see meetings paid at \$35-40 for

meetings instead of chairs making more than associates. It was explained that it is too late to have this effective with the new board in May 2019, but it can be voted on and made effective April 2021. Liz would like to see mayoral pay at \$75.00 a month. Harvey stated that the board members put in so much time and so much stress that they don't get paid for and was opposed to cutting pay. This will be put on the Agenda for the January board meeting.

- d) Silent Auction for truck (minimum bid amount, date to open bids, etc.) – Mark Brining stated that we put the minimum bid at \$3500 last time. The truck now has six new tires and new hydraulics which really can't be added in because the truck is another year older. There was a discussion about when to and where to publish the auction and it was suggested it might do better next to tax refund season. Mark Brining said he know of one person who wants to bid on the truck. Clerk will post on Facebook Marketplace; Craigslist and either the Trading Post or an auto sales paper for February 1- and accept bids the March 1 to 15<sup>th</sup> and open at the board meeting or a Streets & Alleys committee meeting. Clerk will work on getting it set up with Mark Brining.

#### **9) Committee Reports (No motions can be made during reports)**

a) Finance Committee – Mike Beecham

Mike explained that stamp prices are going up and wanted the board to consider pre-purchasing stamps for a year or more. There was a straw poll conducted and everyone agreed we should buy stamps for at least a year and possibly two. Straw vote - Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. No – No's.

b) Health and Water – Harvey Stidham

Harvey explained that there is a fire hydrant on Wheel Road that is leaking. He and Fritz have exercised the valve and closed it as much as possible but it is going to need repair. He suggested getting an estimate from Walker for fixing or replacing it. Mark Foust said he has worked with a company that does the same work and may have hydrants in stock and work for less money than Walker. He is to check into it.

Harvey explained that there have been several residents with leaks and breaks and is working with a resident to take care of a large bill caused by a line break. He stated that we have checked into offering insurance to residents that will cover leakage or line repair that will costs between \$5 to 7/month. This would not be mandatory, but everyone would get it on a 30-day trial and would then be able to opt out after 30 days. Harvey will work with the clerk to get a survey together for the January water bills.

c) **Liquor – Carl Bishop**

Mayor explained that Butler's Supper Club is under new management and will become J & B Butlers.

d) **Streets and Alleys – Mark Brining**

Mark said he didn't have anything other than having to make contact with Hollis Township before the next snowfall the streets get better plowed.

e) **Zoning and Code Enforcement – Mark Foust**

Mark stated he was hoping to have some ordinances reviewed today but ran out of time at the Zoning meeting. The Zoning Committee will set up another meeting to go over Ordinances.

**10) Mayor's Report**

Mayor Bishop said that the solar farm is about all that is going on right now.

**11) New Business**

a) **Tax Levy Ordinance 2018-12-13-1 Mike Beecham**

Mike Beecham made a motion to accept Ordinance 2018-12-13-1 and was seconded by Rodney Smith. Votes: Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. No – 0. Motion Carried.

It was decided to address item c) before item b):

b) **Liquor License – Ordinance 2018-12-13-\_\_\_ Adding an additional liquor license – Mayor Bishop**

This would add a Class A license to the village. This was tabled until January board meeting. Mark Foust said that Liquor and zoning need to check it out.

c) **Liquor License Application for AHS Development (The Corner Farm) – Mayor Bishop**

Liz Rench asked if the mayor had a liquor committee meeting and he said no. There was discussion about whether the village wanted to provide a license to a company that has been selling liquor without a permit. The Mayor doesn't want a decision made until he has a committee meeting. Liz Rench made a motion to deny a liquor license to Corner Farm and was seconded by Mark Foust. Votes: Yes: Mike Beecham, Mark Foust and Liz Rench. No – Mark Brining, Rodney Smith and Harvey Stidham. Vote tied and Mayor Bishop broke the tie with a No vote. Motion failed. There was additional discussion about the fact that other than a Liquor License and a possible building permit fee, the Pre-Annexation

does not give the village anything---no sales tax, no real estate tax.

- d) Ordinance 2018-12-13-2 Changing penalty for late water payments to 10% of past due balance or \$10.00, whichever is greater – Harvey Stidham.  
Harvey explained about the extreme number of late payments every month and the cost to the village for clerk's time; postage; printing, etc. is prohibitive. He said that the 10% penalty isn't enough to deter late payments and there continue to be 20 – 30 every month. Liz Rench made a motion to accept Ordinance 2018-12-13-2 increasing the penalty to \$10 or 10%, whichever is greater and was seconded by Mark Brining. Votes: - Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. NO – 0. Motion Carried and will be effective with penalties applied on January 21, 2019.
- e) Resolution 2018-12-13 Capitalization Policy  
This was a resolution recommended by the auditor. Mike Beecham made a motion to accept Resolution 2018-12-13 as the Village's Capitalization Policy and was seconded by Mark Brining. Votes: Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. NO – 0. Motion Carried.
- f) Termite Inspection Renewal – Frantz & Co - \$80/year – Mark Brining  
This is for the annual termite inspection. Mike Beecham made a motion to accept the renewal for termite inspection and was seconded by Mark Brining. Yes – Mike Beecham, Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham. NO – 0. Motion Carried.
- g) IML Zoning Handbook - \$25.00  
Clerk explained that this might be a help to the members of the zoning committee and other board members. Mark Foust asked if he could buy a book personally and was told he could. Clerk was asked to order one copy of the handbook to remain in the office.
- h) Ordinance 2018-09-13-2 not signed by Mayor – Rescind Allowing zoning the privilege enforce all ordinances instead of just zoning. But every meeting he pushes it off on zoning when it isn't necessary zoning. It was just to give them authority to judge. Article I-15.
- i) Ordinance 2017-0509-01 Garbage increase - Table till January. Waste Management? Extreme Waste. No recycling. Check into other companies.
- j) CBD – Mark Brining expressed concern that the local mini-mart was selling CBD oil. He talked with a couple of board members and got the wrong impression about it. It is used to treat inflammation, depression and other

medical conditions but is not approved by the FDA. It was pointed out to Mark that CBD oil does not contain THC so has nothing in it to make someone high so kids wouldn't have any use for it. No THC. He said many states have banned it but not Illinois. Mark was instructed to ask the county if they enforce it or not. Mark Foust will ask the station to move it off the front counter to somewhere less noticeable. "

**d) EXECUTIVE SESSION** pursuant to Section 2(c)(1) of the Open Meetings Act for purposes of discussing the employment, discipline, performance, or dismissal of specific employees of the Village. – NOT NEEDED

**e) Announcements - NONE**

**f) Additional Business if any –**

Clerk asked the board to consider purchasing a PA system for the hall as it is difficult to hear the board or audience members. Mark Foust thought something could be available for less than the anticipated \$400-500 and clerk said to make sure it has the capacity for extra mikes so the audience can use one. Also, asked that lapel mikes not be used. Mark Foust will look into it.

**Appropriations Ordinance** – Alice Dailey asked that the board look at the appropriations ordinance that was passed and correct it. She stated there are no breakdowns which are needed, so we know what the money is being spent for. We may have overspent already.

Leak in the kitchen – Mark Brining had T & T Improvements give a bid that came in at \$564.00 to replace some plumbing, new faucet and a P Trap and fix the bottom of the cabinet. Liz is all for getting it done. Mark Foust volunteered to take a look at it and see if he could get it fixed without going to the expense of hiring someone to do it.

**g) Adjourn Open Session**

Mike Beecham made a motion to adjourn and was seconded by Liz Rench. Voice Vote was all Ayes. Meeting adjourned at 7:57 PM



Transcribed by Patricia Briggs, Village Clerk