

# **Village of Mapleton**

## **REGULAR BOARD MEETING MINUTES**

Wednesday, August 11, 2021

6:00 p.m.

*Meeting to be recorded*

**PLEASE SILENCE YOUR CELL PHONES!**

### **1) Call to Order at 6:00 PM by Mayor, Liz Rench**

### **2) Roll Call by Clerk**

Attending: Mayor, Liz Rench; Trustees: Bill Hodges, Diana Merritt, Patti Monks, Rodney Smith, Andrew Wallen. Absent: Harvey Stidham. Also in attendance: Clerk, Patricia Briggs; Treasurer, Rhonda Hodges and Attorney Lane Alster.

### **3) Pledge of Allegiance to The Flag**

### **4) Approval of Minutes**

- A. Minutes from Regular Board Meeting July 14, 2021
- B. Minutes from Special Meeting May 17, 2021
- C. Minutes from Committee Meeting August 5, 2021

Patti Monks made a motion to accept the minutes as presented and was seconded by Bill Hodges. Viva Voce vote was unanimous for approval.

### **5) Approval of Bills and Correspondence**

- A. Bills & Correspondence (July 15 through August 11, 2021)
- Patti Monks made a motion to accept Bills & Correspondence as presented and was seconded by Andrew Wallen. Viva Voce vote was unanimous for approval.

### **6) Approval of Treasurer's Report**

- A. Treasurer's Report

Bill Hodges made a motion to accept the Treasurer's Report as presented and was seconded by Patti Monks. Viva Voce vote was unanimous for approval.

## 7) Public Comments

***Residents who wish to speak should raise their hands to be recognized. All comments should be pertinent to the current discussion and shall be limited to three (3) minutes.***

Bill Scott of J & B Butler's asked for the board's help with a neighbor of the bar. Customers are commenting about the appearance of the property and asking what's going on over there. He asked what happened with the court case and attorney Lane Alster explained that he had been fined \$2000 for having a nuisance property and if he can't keep it up, we should go back and force him to pay the fine. Bill explained that he has so many cars they are blocking the streets and his customers can't leave the business by that exit. He believes he is obviously running a business there without approval. He should be paying for a license and taxes. Lane explained that at the time of the court hearing, all the vehicles on the property were licensed or unregistered to him. There was also an issue with having a stolen vehicle on the property.

Liz stated that she knows a lot of those vehicles are coming from her nephew's farm that is being cleaned up so all the junk is coming down to the property on Spring Street.

Debbie Herold said there are cars on blocks which is very dangerous to people coming through there. She stated he has so many cars he can't park on his own property. He's draining oil on the ground and wonders if the EPA could be involved. Lane stated that if they are on the public right of way the village can have them towed. He doesn't think fining him works very well because he doesn't have the money to pay the fines. Liz stated that she felt there is more than one operation taking place out of there.

Rhonda stated that four of the cars don't have engines which means they are not operable. Our ordinance approves two vehicles per property and they must be licensed and operable. Debbie also said that some of the vehicles are on the property of the railroad and wonders if they would do anything. Lane said they may be willing to give someone (probably the County) the authorization to write up tickets for trespassing. United Pacific Rail sent the sheriff agency to write up tickets or go to court.

Bill stated that he and others at the bar, have watched a lot of drug activity going on. He has actually barred people from coming into the bar that have been at the property. One of the boys that hung out there told him they are making meth in the garage. One is serving time for drugs. Others that are hanging out there have long police reports. Lane

said that anyone can file a police report about suspected drug activity. Bill Hodges suggested hiring a private detective. Lane said the best way to do anything is to go to the county and file a police report. They may not hurry to do anything, as they are trying to find the bigger sources. Bill talked with the county about the drug problem and a detective said he was going to be parked by the motel to observe but he never heard anything about it. He has no outside cameras but will look into adding a camera on the outside so we might be able to identify vehicles and turn it into the county. Liz told Bill to let us see what we can do and for him to document as much as he can. Bill asked if we could make a call to the county and Liz said she could. Lane explained that they do need significant pressure before they'll do anything because they are so short-staffed. Bellevue pays \$100,000 for an officer and they're never there because they get called out all the time. He also said the more calls people make to the county the better. It was also suggested getting a deputy to come down to a meeting and answer questions about that.

Alice Dailey explained that they are trying to get the senior park district for Hollis Township to now be Hollis Township Senior Members and meet at village hall. They don't have any funds and asked that the village waive the fees for rental and cleaning. This potluck will be held the last Wednesday of each month from 11:30 – 2:30. The Board agreed to waiving the funds and also stated they will take care of the meat for the first meeting at the hall.

Alice asked if someone came to the potluck that had Covid, would we be liable if others became infected. Lane didn't think that would be the case but said for the Village to check with their insurer and make sure. Clerk will contact insurance carrier tomorrow.

## **8) Addressing the Boar**

### **A. Splash Pad/Park District**

Diana stated she hadn't been able to make contact with the principals yet.

## **9) Old Business**

### **A. Contract for Water Operator**

Bill stated that in the Committee Meeting the board talked about changing the Water Operator contract from 10 hours to 20 hours before overtime kicks in. Fritz is working fewer hours since Will is taking on more responsibility. The contract would be for four years for \$600 for up to 20 hours of work and then would be \$15 per hour.



B. Intergovernmental Agreement with Kingston Mines

More discussion about whether we are going to do it or not. One pro was we would have addition manpower if we don't want to bring Walker in. Lane said they could keep it broad enough that most things would be covered. He also said that authority to invoke the agreement needed to happen quickly and have individuals ready to make the call, probably Rodney and Bill. That way, no special board meeting is needed in case of an emergency. Lane will draft it up and send it to the Kingston Mines attorney. It will be very broad, no commitment. Liz stated that when we replaced the tube in the alley, they had the manpower to help. It took more than just Fritz and Will to do it. Also, if they want to borrow the dump truck, we just rent it to them. If it is a really big job they will need to get authority from the board. We have a Pressure relief valve and they have no access to one so that could be part of the agreement. We loaned it to Glasford when they needed it. That can be discussed at the time it comes up. We can do a trade or make a charge depending on the situation. We need to contact our insurance company about liability if they drive our dump truck and wreck it. Clerk will contact insurance company.

C. Furnace and A/C for Hall

Rodney asked that we table this for now.

D. Purchase of 8514 W. Main next to village hall

Rodney said he had been putting numbers together and came up with \$5680 without the rent of equipment and the backhoe operator. This includes legal fees and disposal. Lane explained that without a court action we're talking notice, hearing, and response time before we can apply for deed. Abandonment is less than them paying the taxes so it is doubtful anyone would take it before we can do anything. Diana Merritt made a motion for the attorney to start the process to get the title and was seconded by Patti Monks. Viva Voce vote was unanimous to approve.

E. Hiring part-time for office/water/treasurer

Liz is recommending we hire Peggy Stidham to help when Pat or Rhonda can't be here or want time off. Peggy has been treasurer for the village in the past, and knows the job. Lane asked if there was a finance change involved and was told she would be paid by the hour. Andrew Wallen made a motion to hire a part-time clerk/treasurer

and was seconded by Rodney Smith. Viva Voce vote was unanimous to approve.

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

### **A. Finance Committee – Patti Monks**

Patti said she didn't have anything. Rhonda stated that the auditor only has 65% of our audit done. GATA is mailing daily wanting to know where it is and we don't have it.

### **B. Health and Water – Bill Hodges**

Lane will draft the contract for the Water Operator and have an ordinance to go with it to be voted on at the next board meeting. Bill stated that the Water Bills had a glitch and were sent out with a September 1<sup>st</sup> due date instead of August 20<sup>th</sup>. Penalties can still be applied, but not until the 1<sup>st</sup>.

Liz mentioned that the small return envelopes sent with water bills had the wrong address on them. Clerk said it has been corrected.

Diana asked if the village was set up yet to take payments with debit or credit cards. Rhonda explained that we were still getting it set up and that equipment needed to be ordered before we could implement.

### **C. Liquor – Liz Rench**

Liz said she had a complaint about kids in the gaming room at the BP Station. She was there for 45 minutes and never saw any kids.

### **D. Streets and Alleys – Rodney Smith**

Rodney said the quote for replacing the front door came in higher than the other quote we'd received. Kelly Glass was \$4495 and Pekin Glass was \$4882. Lane stated that the price of glass is way up right now and that could be the reason for the increased bid. Rhonda explained that she had put \$5,000 in the budget to replace the door. Liz explained that the county road is too high so it keeps flooding through our front door. There are also two sump pumps pumping out into that side of the street. When people mow, it goes into the gutter and blocks it. She asked if steel doors were better or more expensive. The problem is steel rusts and with the water problems aluminum would work better. Rodney wondered if we could just rebuild these. Lane said he wasn't sure about the code issues. There are handicap accessible things missing from the door so they aren't up to code. Diana stated that as long as one door is ADA accessible that is

all that is needed and the one coming in from the parking lot is up to code. Rodney said he was waiting to paint the outside of the building until the door was finished. Rodney will find out how soon the door can be done. There are Life safety code issues that need to be addressed. Is very hard to open the parking lot door but ADA came out and approved everything.

Rodney explained that we will be going from the red paint on the front to a nut brown. The Village of Mapleton Sign was removed, the board was replaced and the letters repainted. He wants to get the paint for the building and get the sign put back up.

Rodney said he talked with a driver of a state truck with dirt in it. They are working on Wheeler Road and then they are coming up to do the ditches.

There is still more spray patching to do. They have only been working ½ days because of the heat and humidity. They'll be back to finish spray painting soon. The spray patching company wanted to know when the sealcoating would be done. Rodney talked with the engineer, Steve, who talked to UCM and they are saying the week of the 23<sup>rd</sup> or the 30<sup>th</sup>. It will definitely be done before the weather changes. Rodney will try to get an update on it next week.

#### **E. Zoning and Code Enforcement – Harvey Stidham**

Lane explained that an order was given on W. First (on the hill). If she doesn't do anything after 10 days then we can do what we want to do with it and put a lien against it. We could then close on the lien and get authority to demolish it, but that would be too costly. We can, however, tow the vehicles out if they are non-working or untitled. Morton Bank signed off on the order. We can now secure the property against trespassers.

Astle Lane – Process server was unavailable, as they are only working part-time due to Covid. They were served and now we wait 30 days unless they agree to default. It just slowed us down because they process servers were unavailable.

West Main Street property. He's paid the taxes, but not the water so we can do an abandonment or we can pass a garbage ordinance that lets us lien that property and take everything out and apply a lien and then foreclose the lien. The rehabber working on the house at the end of W. Main is interested in buying it. Clerk made contact with the family through a friend, and they will not do anything to help the village get the



mess cleaned up. The daughter said the property has been broken into and many things stolen from it. They have not lived there since last November.

### **11) Mayor's Report – Liz Rench**

Nothing to report. Liz told the Chairs that they need to look at Timesheets closely before they sign them as she found one last week that had hours not actually worked. This has been corrected.

Liz stated that since we have a credit card that can be used by any board member of employee should we set up an account with BP so we can pay for diesel fuel monthly? Clerk will ask if BP will do that.

Liz asked the attorney to explain what executive meetings are for. He explained they are for discussing matters, contractual, employees, pending litigation, a whole laundry list that is statutory. They are private meetings. OMA provides they are open to the public under limited circumstances. The whole meeting becomes public if anything is said that is not protected. Clerk explained that most executive sessions have a line item on the open meeting agenda so action can be taken. Liz said someone ran their mouth about the details of the last executive session and that is why she was asking.

### **12) New Business**

#### **A. Discounted Water for Splash Pad at Butler Haynes**

This is tabled until we talk with them. Diana said they want water at cost. Bill Hodges stated that we provide everyone water at cost. We do not make a profit on water.

#### **B. American Rescue Program (Where does the money go (Streets or Water))**

Lane explained that the language about what is infrastructure is very vague. It specifically names storm systems and waste water but it has not been defined well enough. A question was asked if the money has to be used right now, or can it be banked for future use. Lane is not sure, as it has not been clearly defined. He does know that it can't go to pay anything in the past (for instance our IEPA loans).

#### **C. Senior Potluck at Village Hall**

Diana Merritt made a motion to approve the Senior Potluck subject to any insurance issue regarding covid, and waiving fees to help them out to get started; and providing

meat for the first one. She was seconded by Bill Hodges. Viva Voce vote was unanimous to approve.

D. Menard's Credit Account

After discussion it was agreed to open a credit account. Liz said she thought only Bill and Rodney should be able to use the account. Rhonda asked if Fritz and Bill could be on the list of authorized users as they are often sent to pick up something for a project. We do have an account at RP Lumber and most of the items are available there. It was decided that on big projects, Bill & Rodney would do the purchasing and have them pick it up. It will be mostly the Water Chair and Streets Chair that will use it.

F. Liens on property when tenants don't pay

Clerk explained that a property owner came in to pay a past due water bill from tenant in order to prevent a lien being placed on the property. Clerk checked and saw the account had a \$150 deposit that can be used to apply to the bill once tenant moves out (which should be in 30 days). She asked the owner to wait until the tenant moves out so the amount owed would be reduced by the deposit amount and the Water Chair had agreed that was a good idea.

G. Committee Assignments

Liz affirmed or changed as follows:

**Health & Water:** Bill Hodges, Chair; Rodney Smith & Diana Merritt, associates.

**Zoning:** Harvey Stidham, Chair; Rodney Smith & Patti Monks, Associates

**Streets & Alleys:** Rodney Smith, Chair; Bill Hodges & Andrew Wallen, Associates.

**Finance:** Andrew Wallen, Chair; Harvey Stidham and Diana Merritt, Associates.

**Liquor:** Liz Rench, Commissioner; Harvey Stidham and Patti Monks, Associates

**13) Executive Session (If needed)** 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)



## **14) Announcements**

### **15) Additional Business if any**

Clerk asked about dates for a fall clean up dumpster. September 10, 11 & 12 was decided on. Clerk will contact PDC and confirm.

The board decided to have four extra totes to be delivered for when new totes are needed so we don't have to wait for PDC to deliver them. Clerk will let PDC know.

## **16) Adjourn Open Session**

Motion to adjourn was made by Bill Hodges and seconded by Andrew Wallen. Viva Voce vote was unanimous for adjournment at 7:39 PM



Recorded and transcribed by Patricia S. Briggs, Clerk

Approved by the Board of Trustees of the Village of Mapleton on 08 September 2021.

## VILLAGE OF MAPLETON BOARD MEETING

### August 11, 2021

ATTENDANCE			Motion: Patti made a motion to accept the minutes as presented and was seconded by Bill Hodges.				Motion: Patti Monks made a motion to accept the Bills & Correspondence as presented and was seconded by Andrew Wallen.			
Quorum Present?	YES									
MAYOR			MAYOR				MAYOR			
	Present	Absent		Ayes	Nays			Ayes	Nays	
Liz Rench	X		Liz Rench			Liz Rench				
TRUSTEES			TRUSTEES				TRUSTEES			
Bill Hodges	X		Bill Hodges	X		Bill Hodges	X			
Diana Merritt	X		Diana Merritt	X		Diana Merritt	X			
Patti Monks	X		Patti Monks	X		Patti Monks			X	
Rodney Smith	X		Rodney Smith		X	Rodney Smith		X		
Harvey Stidham		X	Harvey Stidham	X		Harvey Stidham		X		
Andrew Wallen	X		Andrew Wallen	X		Andrew Wallen		X		
Pat Briggs – Village Clerk	X		Minutes were approved.				Bills & Correspondence approved.			
Rhonda Hodges, Treasurer	X									
Attorney, Lane Alster	X									

## VILLAGE OF MAPLETON BOARD MEETING

### August 11, 2021

Motion: Bill Hodges made a motion to accept the Treasurer's report and was seconded by Patti Monks.		Present	Absent	Motion: Diana Merritt made a motion that we have the attorney start the title work for the house at 8514 W. Main Street and was seconded by Patti Monks.			Motion: Andrew Wallen made a motion to hire Peggy Stidham to fill in for clerk and treasurer and was seconded by Rodney Smith.		
		<b>MAYOR</b>		<b>MAYOR</b>			<b>MAYOR</b>		
Liz Rench				Liz Rench			Liz Rench		
		<b>TRUSTEES</b>		<b>TRUSTEES</b>			<b>TRUSTEES</b>		
Bill Hodges		X		Bill Hodges			Bill Hodges		
Diana Merritt		X		Diana Merritt			Diana Merritt		
Patti Monks		X		Patti Monks			Patti Monks		
Rodney Smith			X	Rodney Smith			Rodney Smith		
Harvey Stidham		X		Harvey Stidham			Harvey Stidham		
Andrew Wallen		X		Andrew Wallen			Andrew Wallen		
Treasurer's Report Approved				Motion approved			Motion Approved		



## VILLAGE OF MAPLETON BOARD MEETING

### August 11, 2021

Motion: Diana Merritt made a motion to waive the fees and allow the Senior Potluck to use the village hall and to purchase meat for the first meeting. Seconded by Bill Hodges.			Motion: Patti Monks made a motion to apply for a credit account at Menards and have Bill Hodges, Rodney Smith, Fred Rensch and Bill Bucco added as signers on the account. Seconded by Bill Hodges.			Motion: Bill Hodges made a motion to adjourn and was seconded by Andrew Wallen.		
	Present	Absent		Ayes	Nays		Ayes	Nays
<b>MAYOR</b>			<b>MAYOR</b>			<b>MAYOR</b>		
Liz Rensch			Liz Rensch			Liz Rensch		
<b>TRUSTEES</b>			<b>TRUSTEES</b>			<b>TRUSTEES</b>		
Bill Hodges	X		Bill Hodges	X		Bill Hodges	X	
Diana Merritt	X		Diana Merritt	X		Diana Merritt	X	
Patti Monks	X		Patti Monks	X		Patti Monks	X	
Rodney Smith	X		Rodney Smith	X		Rodney Smith	X	
Harvey Stidham		X	Harvey Stidham		X	Harvey Stidham		X
Andrew Wallen	X		Andrew Wallen	X		Andrew Wallen	X	
Motion Approved			Motion Approved			ADJOURNED AT 7:39 PM		