

# **Village of Mapleton**

## **BOARD MEETING MINUTES**

Mapleton Village Hall, 8524 Main St.

13 December 2016 at 6:30 p.m.

*Meeting to be recorded*

- I. **Call to Order** -- Meeting called to order by Mayor Stone at 6:30pm
- II. **Pledge of Allegiance**
- III. **Roll Call** -- Trustees Sherry Boswell, Mark Brining, Alice Dailey, Patti Monks, and Liz Rench were present. Mayor Aaron Stone, Attorney Bill Connor, Treasurer Rhonda Hodges, Clerk Carolyn Kelly also present. Trustee Justin Egan was absent.
  
- IV. **Addressing the Board**
  - A. Representatives from Industries on Frontage Road (Evonik, Lonza, Ingredion, and Chemtura) and a representative from Hollis Township -- Attending were Ed Mereand – Site Manager at Evonik, Thomas Coyle – Plant Manager at Chemtura, Garrett Jones – Engineer at Ingredion, Joe Lutz – Operations Manager Ingredion, Eric Daly – Production Manager at Lonza, and Dennis Beckman from Hollis Township. Attorney Connor addressed the group regarding determining the status of vacating the plant frontage road. Mr. Mereand stated the frontage road is in poor condition especially considering the amount of traffic on this road (estimated at 17,000 trucks per year), along with daily employee transits. Efforts have been made to determine who has ownership and responsibility for the road upkeep.
  
  - B. Eric Jones - Regarding MFT Funds transfer from General completed in September – The November IDOT 2012-2016 MFT Audit findings showed that the transfer completed in September from MFT to General for \$9688.53 for payback of road repair expenses over the IDOT approved project expenditures was not correct. He had two handouts regarding MFT costs. He advised the Village to follow the auditor’s recommendation to return funds back to MFT.
  
  - C. Stan Bersin – Water Report -- The water report for the past two months had shown an increasing water loss. The November report shows an improvement; unaccounted gallons now at 8.79% which is still higher than last year’s report. Mark Brining said some meters pulled were in poor condition; meter replacement may register usage more accurately. The Village will still be investigating possible sources of water loss.
  
- V. **Consent Agenda**

*All items listed under 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 Special Board Meeting November 15, 2016
- B. Minutes from Board Meeting November 15, 2016 – Trustee Dailey requests correction to Ordinance number in Item G under old business.
- C. Treasurer’s Report
- D. Correspondence and Bills -- Trustee Dailey motioned to accept items A, B-corrected, C,D. Trustee Rench seconded. Voting “Yes” were Boswell, Brining, Dailey, Monks, and Rench. Motion carried.

## **VI. Old Business**

- A. MFT funds transfer from General (Eric Jones) – Mayor Aaron Stone introduced the transfer amounts as \$5688.53 and \$2436.46. Rench motioned to transfer \$5688.53 and Monks seconded. A second motion was made by Trustee Boswell for the transfer of \$2436.46; seconded by Brining. Voting “Yes” on both transfers from General to MFT were Boswell, Brining, Dailey, Monks, and Rench. Motion carried.
- B. Vacating Road (Alice/Attorney) -- Attorney Connor did not receive approval from Evonik Industries’ legal counsel to address their client, so all his comments were directed to the other interested guests. Ed Mereand addressed the board about his company’s research on the Frontage Road ownership. Their findings indicate that ADM transferred ownership to Hollis Township and that no records were found supporting annexation. The Evonik Attorney would welcome any property information. Attorney Connor stated that governmental funds available for repair are sparse. If the Village of Mapleton is the owner, it would most likely be vacated to become a private road. Attorney Connor’s research shows that the frontage road has always been private; originally constructed by ADM. Attorney Connor notes there was an attempted transfer but there was no record of governmental acceptance. Some additional legal work is necessary to settle this issue between the industries, Hollis Township, and the Village.
- C. Annexation of 8210 W Vicki Lynn (Attorney) -- Attorney Connor reports that the original petition for annexation was not a correct, complete document. (He called it defective.) The entire subdivision plat was submitted with no surveying noted with the portion of land that is to be annexed. There was no Ordinance recorded in the past for a record of his accepted annexation. The address has had a village water account for two years. It was decided for Attorney Connor to contact the owner with the recommendation for him to obtain his own legal counsel. Motion made by Trustee Dailey for a 90 day timeframe from notification for resolution; Monks seconded. Board members voting “Yes” were Boswell, Brining, Dailey, Monks, and Rench. Motion carried.
- D. Village Hall Interior Lighting Upgrade (Liz) – Trustee Rench presented a bid from Mark

Flessner for \$3875 for fixture replacement with no rebate. Ruyle bid was \$2100 with an \$834 rebate, making the total project cost \$1288. Trustee Boswell motioned to accept the Ruyle bid; Brining seconded. Voting "Yes" were Boswell, Brining, Dailey, Monks, and Rench. Motion carried.

- E. New Form for Garbage Service (Mark) -- New form not presented at the meeting. Attorney Connor noted these changes on the form - \$25 security deposit to be refunded to homeowners after 2 years; renters' deposits will be returned when account is closed and final bill has been settled. Accounts that are delinquent will have a 10% penalty added to the next bill. Accounts not paid by the first of the month will be shut off. Trustee Brining motioned to accept the revised garbage application. Seconded by Rench. "Yes" votes from Boswell, Brining, Dailey, Monks, and Rench. Motion carried.
- F. Ordinance Amendment Chapter 14 (Revised) - Mark B – Garbage Only. Attorney Connor said the Ordinance now matches what is on the Garbage Form with the adding the 10% late fee. No handout; voted on changes. Trustee Dailey motioned to accept Chapter 14 Ordinance changes; Boswell seconded. Voting "Yes" were Boswell, Brining, Dailey, Monks, and Rench. Motion carried. Ordinance is 2016-12-13-01.
- G. Truck Purchase (Mark) – No changes; the Park District still has not replaced their current vehicle.

## **VII. Committee Reports**

- A. Streets and Alleys – Liz Rench -- Phil Calhoun has been working on the driveway to the east and behind the Village Hall.
- B. Health and Water – Mark Brining – takeaways from IRWA conference -- The Village can add leak insurance at a minimal cost to water customers. Customers will have the opportunity to opt out. Also another type of policy covers breaks to the water line between the main and the home. The Village can have the water lines mapped to GIS, even adding all the coordinates down to valves. Information can also be added about installation and service dates. He will inquire into the cost of this service. Meter project is mostly completed except for Butler Haynes Park and some of the industrial accounts. Mark suggests keeping Will's meter reading pay the same until February 2017 and then reducing to \$50 since the time needed to read will be reduced. Fred Rench suggests manually checking meters quarterly. Mayor Stone suggests meter reading job duties to be rewritten. Additional discussion regarding the pay to be on January agenda. Stone also asked the water department to check the filling in of holes on prior water digs. Some have settled and need refilling.
- C. Zoning – Justin Egan -- No Report
- D. Finance – Patti Monks -- No Report
- E. Liquor – Aaron Stone -- Mapleton Mini-Mart owner has been contacting the Mayor about an additional liquor license. The owner will need to address the board.

**VIII. Mayor's Report – No Report**

**IX. New Business**

- A. Ordinance on Travel Expense Reimbursement – Attorney Connor is examining examples and will be presenting a draft that addresses the Village needs. Will be on the January agenda.
- B. Acceptance of Proposed Annexation 9125 Wheeler Road – Ordinance presented by Attorney Connor. The parcel cannot currently be annexed but the Village can issue building permits and the property would be subject to Village ordinances. The village would not be receiving any tax money until the property is annexed. The annexation agreement is valid for 20 years. Village water cannot be supplied to this address. Matter tabled until January.

**X. Additional Business (if any) –** Alice Dailey related that Hollis Park Board would like to meet with the Village regarding Moppet Park. Board members are interested and will work on this at a future date. Notice of meeting will need to be posted.

**XI. Announcements** -- Mark Brining requests that after the new year the holiday decorations at the Hall be taken down and stored by the members that hung them.

**XII. Executive Session - 5 ILCS 120/2 (c) 21 – Discussion of minutes of meetings lawfully closed under this Act, for purpose of approval by the Board.** Motion to convene executive session by Trustee Rench. Voting “Yes” were Boswell, Brining, Dailey, Monks, and Rench. Roll Call – Board members Sherry Boswell, Mark Brining, Alice Dailey, Patti Monks, and Liz Rench. Attorney Connor, Mayor Aaron Stone, Treasurer Rhonda Hodges, and Clerk Carolyn Kelly. Trustee Justin Egan was absent.

**XIII. Approval of Closed Session November 15, 2016 Minutes** -- Trustee Dailey motioned to accept the closed session minutes; seconded by Boswell. Voting “Yes” were Boswell, Brining, Dailey, Monks. Rench abstained. Motion carried.

**XIV. Adjourn Executive and Open Session** -- Motion to adjourn both sessions from Rench; seconded by Boswell. Meeting concluded at 8:24pm.

Prepared by Carolyn Kelly, Village Clerk

Accepted January 10, 2017