

Village of Mapleton

MINUTES – COMBINED COMMITTEE MEETING

Thursday, November 4, 2021

6:00 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

1) Call to Order: 6:00 pm by Rhonda Hodges

2) Roll Call: Attending: Liz Rench, Mayor; Trustees: Bill Hodges; Diana Merritt (6:05 pm) Rodney Smith; Harvey Stidham, Andrew Wallen and Sarah Wambold; and Treasurer, Rhonda Hodges. Absent: Clerk, Patricia Briggs.

3) General discussion

a. Holiday Event for the Village/Community

Liz had been talking with the clerk about doing a holiday dinner (not a tea). We'd have it open for everyone in the village and the employees. Diana is also involved and I thought I'd ask if Sarah would like to be involved as well. Sarah said yes. This would be a Sunday, December 12th. Would appreciate input from everyone. Prices are going up so we need to get to it. Harvey thought one might be good. Plenty of things left from the wiener roast. Have it after church around 1.

Rhonda would like to buy the soda left over from the wiener roast. The board was good with that.

Rodney explained that the woman who leads an exercise class in Glasford was interested in renting the hall twice a week for an exercise class. We could do \$25 a week, as she is charging \$4 per person and sometimes there is only one or two people. He believes it is a Zumba class. The Park is apparently going to cut her a deal now too. Harvey, stated that if she is trustworthy, he doesn't care if it is \$10; as it is better than the building sitting empty. Rodney said it would only be through the end of the month and then she's done until next year. Liz suggested \$50 a month. Rodney didn't think it needed to be put on the agenda because she's almost done for the year. Liz thought it should be on the agenda so we can get her to come here instead of to the park. It would be good for the community. Might also

get people in that would be interested in renting the building. Put on the Agenda for the Board Meeting. Andrew said he was all for it too.

4) Health and Water Committee – Bill Hodges

a. Raising water rates (free audit of water system)

Bill is working on getting the audit done. We are providing information they needed from us to get started on it.

He stated he had authorized Walker Excavating to replace the shutoff valve at the park and explained that they will share the cost with us. He also said our side of the meter is definitely in need of replacement. Liz said Mark asked Fritz to fill that hole in, but if it's not ready to be filled in I don't want him to do it. Bill said it should be filled in. He authorized Walker to excavate the vault in front of Rodney's house so the valve could be shut off to the park.

Bill explained that there is a resident who has been getting a water bill, but had the water shut off. Fritz looked at it and said there doesn't seem to be a leak. Water is shut off in the house and the meter was not running. There were no wet spots in the yard. There might be a refund situation. We need to make sure the meter isn't bad. Liz suggested doing a 30-day read. Andrew, asked if have the INAVA meters, as there have been reports of them skipping but that's not what we have. Harvey stated that most people had leaky toilets when we checked high usage. If they shut off the valve in the house, it might not even be isolated. We're taking people's word for things.

b. Britton (sensor at tower)

They have adjusted the sensor again and it appears not to be leaking through the overflow anymore. Change from 28' and shut off at 26' if it keeps leaking. Harvey wanted to know if it was a set point. Changing the program is very simple and we should learn how to set it.

Liz stated that the owner of the Astle Lane property never notified that he wanted the water shut off but the guy who was there to work on it never shut it off and he has been getting a water bill. He told Liz he was going do the clean up and asked why we were doing this to him. Harvey told Liz to have him call him. Liz explained that he threatened to bring an attorney in and I told him fine, I'd have our attorney call. Our attorney left him a message. Harvey said he will start fining him on a daily basis if cleanup is not accomplished. Harvey asked for his phone number.

There is a transmitter missing at 8621 W Main and needs to be replaced. Give a work order to Fritz.

5) **Zoning Committee – Harvey Stidham**

Harvey said that two weeks ago he met with the owner and tenants of the property on Spring Street. He gave them two weeks and if not a significant clean up after two weeks it's going to \$60 a day and after than it is \$120 each. We've been waiting for this to be cleaned up for two years. The owner is a nice guy but he needs to realize he has to get this done. Told the owner he needs to put the pressure on to get it cleaned up.

Bank was looking at the house on Spring and Main Street. We need the bank phone number so we can send a letter imposing fines on them. Liz drove by really slowly and the door was open. Window has plywood on it now. Not sure if the bank did that. The bank has a mortgage on it.

Harvey, will talk to Astle Lane owner....no more excuses. We will tape the letter to his door if we have to. He had to do a title search to get the motor home authorization so he doesn't want us to move it. He tried to tell me he mowed the grass. Harvey said there will be no more tolerance on any of these properties. There are critters all over the place.

Authorized a letter for the property on Monks and Mapleton Road to clean up the junk. Gave them 30 days. They cleaned it up before when we gave them a letter. We've had 3-4 complaints about it. He was good about it the last time. He never sees the guy but he can call and talk to Harvey.

We still need to mark the road (Spring Street). Parking is really bad on Spring Street. We need to do the whole road. Rhonda will let the surveyor know.

Harvey again stated that the repeat offenders don't need any breaks. Liz has a question about the house on Hickory and First and said if we're going after everybody we need to go after him too.

The property on the hill with the red pickup trucks still hasn't been cleaned up, and the truck needs to go.

Harvey doesn't think the property owner on W. First St. understands. Rhonda asked if they had gone to look at it and no one from the board has been there yet. Harvey stated he wants someone else to go with him.

6) **Streets & Alleys – Rodney Smith**

a. No Parking Signs between doors on building side

Everybody has been parking on the building side. Pat asked people to move cars at the last senior dinner. Rodney said we can put signs up, but doesn't think they abide by it. He said the bad thing is we only have 5 parking spots available. Why do we need two parking spots, and it was explained that we have to have them for elections. Liz stated that the parking lot needs to be seal coated as soon as the weather is good again. We can do it ourselves and have the striping done. Liz said that she would like to see some railroad ties or something across the back where the wiener roast was to keep people from parking in the grass instead of parking in the lot. Put something there that can be moved when needed. Get a 4'x6' piece of treated wood. She said the clerk was thinking we needed no parking signs along the building, which we do have but they are not reflecting ones. They would work. We could put them on stakes at the edge of the driveway. We could also stripe the area when they stripe the parking lot.

Rhonda hit a big hole on Monk's Lane that needs to be fixed. Diana said they came and fixed some of the holes. Not sure if this is our responsibility or the county since it is on both Mapleton Road and Monk's Lane.

Building is almost painted but ran out of paint. He will do the back and side and little shed on Monday. He asked Liz about the box that has the old well head in it. Thought about painting it blue. Liz asked if he was going to paint the top on the front. He'll do that with a brush. Pat said they were out to measure for the front doors so hopefully that will be soon.

Rodney needs help us pick up our new tractor, and needs someone with a trailer to help as his is not available. We have to take this one back and pick up the other one in Minier. This one is apparently sold and they're wanting it back. Bill and Harvey said they'd work something out. Liz asked if the rental price was going up and Rodney said no. We have already signed the agreement, but the tractor just became available. There was also discussion about how many hours were on the tractor and whether we could reduce the number of hours to save money.

7) Finance – Andrew Wallen

The CURE program has \$10,000 left on it and we have nothing to spend it on. Can't be used on a new furnace. Can't be used for a laptop.

Rhonda was working on our GLs. Anybody that had a final water bill that owes money which amounts to about \$3,000. A few of them are zoning issues, but three of them are from the same rental home. She saw in IML that there are three collection companies that will work with municipalities and it's something we should start thinking about. Harvey stated that in his mind it isn't our problem, it is the owner's problem. Rhonda pointed out that our application/contract is with the renters, not the owner. Pat thought it should be changed to put water and garbage in the home owner's name. There are prior ones that were written off years ago. There is one that is \$24 that's not worth collecting. Pat was worried about current residents, so we need to do an amendment and make everyone sign it. When do we turn off water if they are late? Rhonda said some of the ones didn't notify us that they left. We can't turn it off because the renters owe money but we can't go after the owner. Put it on the agenda for next meeting. It was discussed that the home owner should be accountable. Liz said this one house in particular, three people have all been delinquent. The new person hasn't ever paid her water bill on time. She always has a sob story. She'll move out and another person will be moved in and that one runs it all up again, but it is only 30 days. He's a landlord. If we change the contract so the owner has to sign the contract and pay the deposit instead of the renter, then he has to deal with it. If the last person didn't pay the owner will have to pay.

Andrew will look into it to see what the charge for collection service is. He stated that this was brought up earlier this year and the board decided not to do that because landlords were in the audience and were opposed. Are there any municipalities that hold the landlord responsible? The board will have the clerk contact other municipalities. Andrew said, if house has been sold then we can't go after the new owner for the money. These are people that have a signed contract. You can't have both sign it.

Andrew stated that he had gone to the bank and signed the papers needed to add him to the accounts.

8) Liquor – Liz Rench

Liz talked to the man who wants to put up a bar/restaurant Saturday. Told him about a triangular piece of property that if connected, he could annex in. We were also told that we cannot go out and solicit people to annex in. We can't take from one taxing body into another taxing body. Rhonda stated that we're not soliciting if he talks to the owner.

A question was raised as to the status of the BP liquor license since Mike's death. Since the license wasn't in Mike's name, they are fine.

9) Other Business or Announcements

Liz asked about the status of the new laptop. Andrew stated that he was waiting for the black Friday sales to come out and that it can be ordered on line. He also stated that Pat wasn't comfortable with consumer grade and would rather have one that would hold up. They are outdated at 4 years. He said a consumer grade would be twice as powerful as a business laptop and the electronics will last longer but a business one will be better built. Liz asked if a consumer grade would have a docking station? Andrew explained that only the business ones have that. You would have to have a USBa third generation. Liz expressed that she thought we should get the best for the money.

10) Adjourned at 7:10 pm

Patricia S. Briggs

Transcribed from tape by Patricia Briggs, Clerk



Approved by the Board of Trustees of the Village of Mapleton 10 November 2021