

**Village of Mapleton**  
**REGULAR BOARD MEETING MINUTES**

**Wednesday, November 10, 2021**

**6:00 p.m.**

*This meeting was recorded.*

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

**2) Roll Call**

In attendance: Mayor, Liz Rench; Trustees: Bill Hodges, Diana Merritt (7:03 pm); Harvey Stidham; Andrew Wallen and Sarah Wambold. Absent: Rodney Smith. 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 October 13, 2021

b) Minutes from Committee Meeting November 4, 2021

Bill Hodges made a motion to approve the Minutes for October 13 and November 4, 2021 and was seconded by Harvey Stidham. Viva Voce was unanimous for approval.

**5) Approval of Bills and Correspondence**

Andrew Wallen made a motion to approve the Bills and Correspondence and was seconded by Harvey Stidham. Viva Voce was unanimous for approval.

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

Bill Hodges made a motion to approve the Treasurer's Report and was seconded by Harvey Stidham. Viva Voce 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 items on the agenda and shall be limited to three (3) minutes. Levy is the same as last year (Alice questioned). Rhonda - \$46K for property taxes and we know it is going to be less so we didn't raise.*

## 8) Old Business

### a) Survey and marking of Spring Street

Rhonda stated that the surveyor is on hold while waiting for Harvey to deal with the property that is to be cleaned.

### b) Astle Lane Property

Attorney Alster has talked with the property owner. He sent pictures that show the cleanup that has taken place so far. He had the RV taken off of the property and will bush hog it as soon as weather permits. Atty. Alster stated it looks 100 X better than it did. Harvey volunteered to help the resident with cleanup by using his trailer to haul things off if the owner pays for disposal. He asked to have the owner call him to work out the details. It looks like the cleanup should be done in the next couple of weeks. Liz explained that the owner is running a program for veterans so he has some of them helping him out. Atty. Alster said AAA removed the motor home this afternoon.

### c) Spring Street Property

Harvey met Saturday with resident and explained that so far eight (8) junk cars have been removed and they have hauled away (4) pickup truck loads. He gave them three (3) weeks to clean up and will meet with them again on December 5<sup>th</sup> to make sure it has been cleaned up. If not, then we will assess fines. They were told they cannot store cars on public property. There is a question about where the property line is and it appears that the street goes right up to their garage door. There are non-working vehicles being used for parts and a lot of junk piled around the property that just can't be there. We will start assessing a \$30 a day fine for the owner and the tenant and it will be doubled every two weeks until the work is done. He stated that from now on the Village will go after the owners of property from now on. The lower part of the village looks like a junkyard and has to be cleaned up.

### d) Cell phone for office

Rhonda explained that the clerk is using her personal cell phone for business, which is a no-no. She should have a cellphone for work calls and texts. Since the trustees all have jobs, she winds up texting and calling people in the evening and on weekends. She also returns calls to residents from voice mail, which means residents have her personal cell number. Harvey Stidham made a motion that a cell phone and plan be purchased for the clerk to use for work only and was seconded by Bill Hodges. Viva Voce was unanimous for the purchase of a work cell phone and plan for the clerk.

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

a) **Finance Committee – Andrew Wallen**

Andrew stated that he tried to contact three collection agencies. Two didn't answer the phone and one answered but there was no one to speak to so he left a voice mail and is waiting to hear back. He needs to know the minimum \$ amount they will collect on. Whether there is a fixed price or a % of the total debt and what the average recovery is. He will do more research and get back to the board. Lane said maybe the county has someone to help. Rhonda said that most of the agencies will skip trace as part of their service.

b) **Health & Water – Bill Hodges**

Bill explained that we are going to replace the valve supplying Butler Haynes Park as the old valves on each side can't be shut off. Walker Excavation do the excavating and we will replace the valve on our side and the park will replace the valve on their side. Bill said he'd be afraid try to shut off the water with the valves, as they are really worn out. Overflow at the tower seems to be better after Britton adjusted it the last time.

Andrew has an article about landlords versus tenants that came up. The city council didn't have any increases and had to raise water rates by up 89% at once to cover costs.

c) **Liquor – Liz Rench (Nothing)**

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

Liz spoke for Rodney. Rodney tried to return our leased tractor on Tuesday so he took it to work and Cross Implement called and said the tractor we were going to get they were waiting for a part for it so not to bring it in. The tractor is at Rodney's until we can exchange it for the new one.

He has painted the hall and the building in the back. Liz said the Village sign needs to be put back up. Rhonda explained that she is renting the hall on Saturday and will come in to clean on Sunday.

Diana asked about the hole on Monk's Lane. Rodney can check into that.

e) **Zoning and Code Enforcement – Harvey Stidham**

Harvey stated that we have been trying to get the Astle Lane property and Spring Street properties cleaned up for two years. It looks as if Astle Lane is being cleaned up. Spring Street is working on it and has until December 5<sup>th</sup> before we start levying fines to both the tenant and the owner. He still wants to get Spring Street surveyed and marked. He

wondered if the village could pull the setback line back 15' from the doorway? Lane stated that there was no setback. Property owner on Spring Street doesn't have a driveway and believes he owns to the middle of the street, which is not true.

Update on the house on Main & Spring. The process has been started and they are going to get summoned (the bank). We don't know what's due and owing. The bank may decide to just let the property go. (Bill stepped out from 6:33 pm – 6:39 pm)

The house on Monks was cleaned up several years ago but has now accumulated a lot of car parts and junk. Harvey explained that he tried to make connection with him but was unable to do so. He had the clerk send a letter asking that the property be cleaned up. He will try to stop by this weekend to speak to the resident.

There are a few more residents that have had complaints that he will check on in the next week and see if he can talk to the owners about cleaning up.

Diana asked about the water on the road on West First Street. It was explained that is runoff from the hill. The owner has moved so much land around that drainage has been affected. There is concern about the water as the temperatures get below freezing. Harvey left at 6:39 back at 6:41 pm).

Alice said the fire department burned a house down on Cameron Lane for test and training purposes and wondered if our fire department would do that for some of the abandoned houses in the village. Clerk said she had talked with the Fire Chief and he said they don't do that here. Liz also talked with him about the house next to the hall and he said it was too close to other buildings to do a burn.

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

**Nothing**

#### **11) New Business**

##### **a) Holiday Dinner for Residents**

Diana, Sarah, and Pat will be coordinating the dinner. It was decided to hold it at 2:00 pm to give those who attend church time to get to the dinner. Liz contacted the Fire Chief and asked if we could get a firetruck for Santa to come in on and for the kids to look over. He asked us to get him the information and he'll see if anyone is available. Sarah's husband is on the fire department and thought he might be able to help with it. Diana has a Santa suit we can use. Maybe we could get Rodney to play Santa. The Village will be preparing a ham and a turkey for the dinner. Pat is making mashed potatoes and gravy and a couple of pies. Others on the board will donate food for the

dinner. We'll coordinate to make sure we have what we need. We'll have gift bags for Santa to give to the kids.

b) **Exercise Class building rental**

Rhonda explained that the young lady doing exercise class in Glasford is looking for a place in Mapleton. She'll be done for the year this month, but will be looking for a place in the Spring. The board discussed charging \$50 a month. It would be good for our community. The Park District is also looking to offer her a place.

c) **New Water Contract**

There was a lengthy discussion about changing our code so that property owners would pay the water/garbage deposits and have service on rentals in their name and then passing the cost of water onto their tenants monthly. A resident suggested charging a higher deposit from renters. She was very opposed to making the owners responsible.

Andrew had more articles to share and thought that property owners cannot shut off the water, but would have to do so with an eviction. He told of a larger city that had quite a few accounts overdue - 192 delinquencies \$36,000. They also thought about making landlords responsible but felt it was unfair to do that. We can still lien the property for unpaid water bills. Lane said it was legal to change the code to make the landlords responsible but it is up to the board. This was tabled until next meeting.

d) **Monthly/Yearly Subscriptions (No approval by board needed)**

Clerk presented a partial list of yearly subscriptions that the board needs to vote on whether they need board approval to be paid, since they are necessary. Treasurer said she would add more to the list before the board decided. Clerk said if anything changed drastically from year to year, she would bring it up to the board.

e) **Ordinance 2021-11-10-01 Tax Levy**

Bill Hodges made a motion to approve the Ordinance 2021-11-10-01 Tax Levy and was seconded by Diana Merritt. Viva Voce was unanimous for approval.

**12) 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.**

**13) Announcements**

Rhonda said that she has spoken with Patti Monk's daughter who said Patti is to be moved to a room tomorrow. She shattered her hip and had a lot of pain in her neck and back. Her spleen has stage 4 damage; lots of bleeding. They had her sit up today they will try some

PT. She was t-boned and apparently the driver of the car that hit her was going many miles over the speed limit and has been ticketed. The board asked the clerk to send flowers.

**14) Additional Business if any**

Diana asked about ITV3 and clerk explained that they told her they wouldn't be coming to our area for at least five years, as they are concentrating on larger communities like Bartonville and Washington.

Andrew asked if the village could petition for a stop light entrance to the village. Apparently, this was asked for some time ago but it was too costly for the village. Clerk stated that it took many years and deaths before the light was put in on Route 24 and Cameron Lane so it is doubtful they would put one in for us.

Andrew said he had been looking at laptops for the clerk and thinks the Lenova Ideapad would be ideal. It would come with 11<sup>th</sup> gen Windows. Liz wants one that will last for a while. Andrew stated it is a good computer and will come with a USBc docking station.

**15) Adjourn Open Session**

Bill Hodges made a motion to adjourn and was seconded by Diana Merritt. Viva Voce was unanimous and meeting was adjourned at 7:15 pm.



Transcribed by Clerk, Patricia S. Briggs

**Approved by the Board of Trustees of the Village of Mapleton 8 December 2021**



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# VILLAGE OF MAPLETON BOARD MEETING

## November 10, 2021

ATTENDANCE				MOTION			
Quorum Present?	YES	NO					
			Motion: Harvey Stidham made a motion to approve the Minutes for October 13, 2021 Board Meeting and November 4, 2021 All Committee Meeting. Seconded by Bill Hodges.		Motion: Andrew Wallen made a motion to accept Bills & Correspondence and was seconded by Harvey Stidham.		
<b>MAYOR</b>		Present	Absent	<b>MAYOR</b>		<b>MAYOR</b>	
Liz Rench	X			Liz Rench		Liz Rench	
<b>TRUSTEES</b>				<b>TRUSTEES</b>		<b>TRUSTEES</b>	
Bill Hodges	X			Bill Hodges	X	Bill Hodges	X
Diana Merritt	X	7:03 pm		Diana Merritt	X	Diana Merritt	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
Sarah Wambold	X			Sarah Wambold	X	Sarah Wambold	X
Pat Briggs – Village Clerk	X			MINUTES APPROVED		APPROVED	
Rhonda Hodges, Treasurer	X						
Attorney, Lane Alster	X						

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# VILLAGE OF MAPLETON BOARD MEETING

## November 10, 2021

Motion: Bill Hodges made a motion to accept the Treasurer's Report and was seconded by Harvey Stidham.		Motion: Harvey Stidham made a motion to purchase a cellphone and plan for the clerk to use for work only. Seconded by Bill Hodges.		Motion: Bill Hodges made a motion to approve the Tax Levy, Ordinance 2021-11-10-01 and was seconded by Diana Merritt.	
Ayes	Nays	Ayes	Nays	Ayes	Nays
<b>MAYOR</b>					
		Liz Rench		Liz Rench	
<b>TRUSTEES</b>					
Bill Hodges	X	Bill Hodges	X	Bill Hodges	X
Diana Merritt	X	Diana Merritt	X	Diana Merritt	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
Sarah Wambold	X	Sarah Wambold	X	Sarah Wambold	X
APPROVED		APPROVED		APPROVED	



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## November 10, 2021

Motion: Bill Hodges made a motion to adjourn and was seconded by Diana Merritt.

MAYOR		MAYOR		MAYOR		MAYOR	
Ayes	Nays	Ayes	Nays	Ayes	Nays	Ayes	Nays
<b>MAYOR</b>		<b>MAYOR</b>		<b>MAYOR</b>		<b>MAYOR</b>	
Liz Rench		Liz Rench		Liz Rench		Liz Rench	
<b>TRUSTEES</b>		<b>TRUSTEES</b>		<b>TRUSTEES</b>		<b>TRUSTEES</b>	
Bill Hodges	X	Bill Hodges		Bill Hodges		Bill Hodges	
Diana Merritt	X	Diana Merritt		Diana Merritt		Diana Merritt	
Rodney Smith	X	Rodney Smith		Rodney Smith		Rodney Smith	
Harvey Stidham	X	Harvey Stidham		Harvey Stidham		Harvey Stidham	
Andrew Wallen	X	Andrew Wallen		Andrew Wallen		Andrew Wallen	
Sarah Wambold	X	Sarah Wambold		Sarah Wambold		Sarah Wambold	
ADJOURNED AT 7:15 PM							

