

# Village of Mapleton

## REGULAR BOARD MEETING MINUTES

Wednesday, May 13, 2020

7:00 p.m.

Due to social distancing necessitated by COVID-19, members of the public who would like to attend the Village of Mapleton Board Meeting are encouraged to utilize remote attendance as follows: Members of the public can access the meeting by dialing in (517) 317-3122; Access Code 378-723-837. Residents will be required to have their phones muted so there is no background noise. Residents may submit public comments in advance of the meetings by emailing the village clerk: [mapletonclerk@live.com](mailto:mapletonclerk@live.com) or calling between 9 AM and Noon or before 6 PM on the 13<sup>th</sup>. Comments must be received one hour prior to the posted start time of the meeting to be addressed at the meeting and all comments will be subject to the time requirements and standards established for public comment. No comments will be allowed during the meeting.

We will be restricted to 10 people including, Mayor, Attorney, Clerk and board members who choose to attend in person so space in the hall will be limited.

*Meeting to be recorded*

**PLEASE SILENCE YOUR CELL PHONES!**

**1) Call to Order at 7:05 pm by Mayor, Carl A. Bishop**

2) **Roll Call:** Carl A. Bishop, Mayor; trustees: Mike Beecham, Mark Foust, Patti Monks, Liz Rench, Rodney Smith and Harvey Stidham. Also in attendance: Pat Briggs, Clerk; Rhonda Hodges, Treasurer and Attorney, Lane Alster.

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

**4) 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 March 11, 2020
- B. Minutes from Zoning Committee Meeting – March 10, 2020
- C. Bills & Correspondence (March 12 – May 13, 2020)
- D. Treasurer's Report

Prior to voting on the consent Agenda Clerk pointed out that there was a renewal for Sam's Club; Best Buy (for Microsoft 360 renewal) and PDC for water testing services.

Mark Foust made a motion to accept the consent agenda including Sam's Club; Best Buy (for Microsoft 360 renewal) and PDC for water testing services and was seconded by Rodney Smith. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench and Harvey Stidham. No – 0. Consent Agenda was approved.

## 5) Public Comments

***NOTE: No public comments will be accepted during this conference call. All comments should be sent to the clerk prior to the meeting to be read into the Minutes.***

## 6) Addressing the Board

A. None

## 8) Old Business

A. Ordinance 2020-05-13-01 Prorating water for new and final residents  
After a brief discussion Mike Beecham made a motion to accept Ordinance 2020-05-13-01 to prorate water for new and final residents and was seconded by Mark Foust. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench and Harvey Stidham. No – 0.

B. Property at 8707 W. First Street

There was a lengthy discussion about the Village's liability in knowing about a dangerous property and not doing anything about it. We need to put a lien on the property. Then, if the owner fixes it fine... if not we foreclose the lien so we can keep it taped off so there is no liability to the village. If owner fights it she won't prevail, since property is unsafe. We haven't been able to file anything because Court has a hold on civil cases. This may change in June, but everything is unsure at this point. A resident remarked that there are two bank liens on the property and the attorney stated that since the property is dangerous and unsafe it allows us to wipe out the liens. If the banks want to do something about it, they can, but typically they don't get involved. Harvey Stidham asked about the village taking ownership and then having to take care of the property. Attorney said we would have the responsibility of securing it. He said we could put also abate signs on it but it would be better after we get the order from the judge. The bank isn't going to pursue it. It's a tear down. Harvey agreed that the lot is worth nothing.

Additional discussion about whether or not there is asbestos on the house. It has not been tested, but a previous owner of the property stated that prior to 1975 there wasn't any so there probably isn't now. Rodney explained there is no fee to abating the asbestos by the owner. Attorney will check it out. Once we file, we can go up there and examine it and test for asbestos. Under our code we can abate it. With a court order we can do what we want. Harvey asked about putting up a snow fence and no trespassing signs. Attorney said if the owner is willing to put up the fence and signs stating no trespassing and warning of dangerous buildings that it would do a lot to eliminate her responsibility but maybe that of the village. We can stop the process at any time. Put it on the agenda for next meeting.

C. Audit – Mike

Clerk and treasurer explained that they made many calls to see if we could find a more reasonable cost for auditing services without success. Most firms don't want to audit municipalities or townships due to all the conditions required by the State of Illinois. Mike or Rhonda will call current auditor to see if a more reasonable cost can be reached since they have all the information now. Harvey Stidham made a motion that we retain the current auditor and was seconded by Mark Foust. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rensch and Harvey Stidham. No – 0. Motion passed.

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

A. Finance Committee – Mike Beecham

Nothing else

B. Health and Water – Liz Rensch

Liz explained that Putnam County came in on May 12<sup>th</sup> to empty the tower and finished on the 13<sup>th</sup>. They were starting to clean it today. The village put out a call to let residents know that they might have low/high pressure and that the water flowing from the hydrant on Monk's Lane was regulating the pressure. Water pressure is fluctuating between 35-45 gpm.

She also explained that they will be blowing the paint on instead of spraying it. They will also cloak it and cover everything that needs to be covered. They seem to be very conscientious. Everything depends on the weather as to when it will be painted. Liz also explained that the water operator wasn't at the meeting because of the limit to the number of people who could be in the hall.

They initially had difficulty with the valve to isolate the tower from the

water provider, T-L, but they finally got it. We will have a tremendous T-L water bill when this is done. The downpipe rusted because whoever did it last time didn't wait for the paint to cure before they put the tower back into service.

Change in garbage pick-up date leftover from last meeting agenda.

C. Liquor – Carl Bishop

Nothing

D. Streets and Alleys – Rodney Smith

Rodney said he had been trying to get a hold of people to fine tune First St. before we sealcoat it. He met with a company about looking at it but they wanted \$2000 to do one spot! He's looking at other ways to get it done such as getting a blade and grading it down and then patching it to smooth it up. Residents confirmed that the road is better than what it has been. The State was down digging on Wheeler Road by the BP to clear up the water that is flooding the road. We don't have a date yet for sealcoating. Rodney asked if he should go ahead and put the bids out. He wanted to make sure there was additional money in the budget to cover what MFT doesn't. He given the go ahead by the board to start the process so it can be done this year.

Rodney also explained that the tree by Astle Lane that is on top of the line that belongs to AT&T won't have anything done by them until it actually pulls the line down.

E. Zoning and Code Enforcement – Harvey Stidham

Harvey explained that we have several residents who would like to file for variances. One is regarding a fence and one regarding setbacks. Clerk stated she already had the variance request from one resident and will drop off forms to the other one. We have to post in the local paper 15 days before we can have a public hearing. We can have a special meeting on the same day to approve or deny the applications.

**8) Mayors Report – Carl Bishop**

**Nothing**

## 9) **New Business**

A. Budget - Rhonda explained that she had given copies of the budget to everyone for their perusal. It will be on next month's Agenda to be voted on. (

### B. 2020-05-13-02 Declaration of State of Emergency

Village Attorney explained that this just gives the village the ability to pay bills take emergency measures while we are under the Covid-19 rules. Patti Monks made a motion to accept 2020-05-13-02 Declaration of Emergency and was seconded by Harvey Stidham. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, and Harvey Stidham. No – Liz Rench. Motion passed.

### C. Meeting Dates for May 2020 through April 2021

Clerk apologized about the start time for the meeting being wrong. It should be 7:00, not 6:30 pm. These dates had been previously approved but not voted on. Mike Beecham made a motion to accept the dates with the time correction and was seconded by Patti Monks. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench and Harvey Stidham. No – 0. Motion passed.

### D. Mowing (Rhonda) Payroll

Rhonda stated that when she did payroll, water is paying \$15 and hour for mowing and streets is paying \$10/hour. She need clarification on what it should be and was told it should be \$15.00. She stated she will adjust Payroll and issue and will correct the payroll of the person who was paid incorrectly.

### E. Tractor Upgrade – Rodney Smith.

Rodney explained that he has been looking into leasing the next size up tractor as the one we currently have can't be used to load the truck. It would have the same mower deck, will still fit in the building, but will raise up the bucket higher. It will cost \$1000 more per year vs. what we're paying now for \$150/hours. Since it is time to swap them out on our lease, we need to make a decision. We only have 45 hours on it right now. He will be asking if the price would be better since we've had lower hourly usage on it may be going down to 100 hour price. Rodney stated that we might be able to use it for more things if we get a bigger tractor. He asked if it was ok to do it now. The board asked him to get the additional information on cost and have it ready for the next meeting. Liz made a motion to upgrade the tractor and was seconded by Mark Foust. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench and Harvey Stidham. No – 0. Motion passed.

F. Purchasing a Truck – Rodney Smith

Rodney stated that he was looking at a two-ton larger truck for \$7500. He explained that the motor has had work done on it. It is an International Truck. He said if we have to hire a truck it is \$100/hour. Rodney has donated his truck for two years and has put a lot of wear and tear on it. He would like to get a big enough truck so if we decided to, we could plow our own streets and take care of our own stuff. It would also save on having cold patch delivered. For as much ditch work as we do that would really save money. Mike asked him to get all the projects put together so we can see how it would be better. It was explained that someone would also need a commercial license and one of the employees had a commercial license previously and would get it again. He was asked to look into what the annual maintenance would be as well. Put on the agenda for June.

G. MFT Additional funds available – Rodney Smith

Rodney has been talking to the engineer about how the pandemic is going to effect MFT money. We had a possibility of \$9,000 at the end of the year. MFT funds will be going down since people haven't been traveling and that's going to affect how much is available for sealcoating. He thought we might have to switch to pea gravel rather than the better stuff because of the cost. \$46/ton for pea gravel and the other is \$56. Attorney said the State has a grant that will be out there that the governor has come up with under his "Rebuild Illinois" and our share would be \$17,000. At this time, we don't know if it will be given over several years or as a lump sum and when it will be given. No details are known at this time. Attorney explained that Peoria Economic Development is paying their grant writer \$3K to write the grant. There is a cost just to get in the game. It's an art and there are select people that understand how to do it. Resident thought Clerk and Treasurer could probably write the grant request but Clerk pointed out that she is not qualified, that it takes a lot of experience and training. Liz asked the treasurer if we have the money to cover the cost of a grant writer in the budget and Rhonda said she budgeted really high. Applications are due in June so it will be fall before it would be useable.

The board discussed the difference in pea gravel and slag and though we should

do it right the first time so we don't have to do it again in a couple of years. She said the budget covers the truck and the bigger tractor. Rodney said it will be mid-July before they could do it. It was felt that we might get a better bid right now since many municipalities aren't doing any work. The question was asked if the grant money could be used to replenish the general fund if money was taken from it to help with the rods. The attorney said it has to be used for what it was requested for. It was suggested that Rodney contact the grant writer and see what he can tell us. Harvey asked if the slag would create heavy metal run off and was told that the slag is treated to prevent that. Harvey was given the go ahead to get the bid project started.

**10) 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.

**11) Announcements**

**12) Additional Business if any**

Clerk stated that the board needs to look into getting some kind of a system to allow a microphone so people can hear what is going on. She also feels that we need a better laptop to use for meetings in order to do meetings that could be shared with the public. Mark Foust said he would get some information together.

**13) Adjourn Open Session**

Mike Beecham made a motion to close the meeting and was seconded by Patti Monks. Voice Vote was unanimous for closing at 7: 47 pm.

Transcribed by Patricia S. Briggs, Clerk

*Patricia S. Briggs*

Approved by the Village Board of Trustees on 10 June 2020

# VILLAGE OF MAPLETON BOARD MEETING

## May 13, 2020

### ATTENDANCE

Quorum Present? YES

Motion: Mark Foust made a motion to approve the consent agenda with the addition of the approval for the PAWS contract, SAMS renewal and PDC/Guard Dog Contract and was seconded by Rodney Smith.

Motion: Mike Beecham made a motion to approve Ordinance 2020-05-13-01 to prorate water for new and existing residents. Seconded by Mark Foust.

|                            | Present | Absent |                             | Ayes | Nays |                 | Ayes | Nays |
|----------------------------|---------|--------|-----------------------------|------|------|-----------------|------|------|
| <b>MAYOR</b>               |         |        | <b>MAYOR</b>                |      |      | <b>MAYOR</b>    |      |      |
| Carl Bishop                | X       |        | Carl Bishop                 |      |      | Carl Bishop     |      |      |
| <b>TRUSTEES</b>            |         |        | <b>TRUSTEES</b>             |      |      | <b>TRUSTEES</b> |      |      |
| Mike Beecham               | X       |        | Mike Beecham                | X    |      | Mike Beecham    | X    |      |
| Mark Foust                 | X       |        | Mark Foust                  | X    |      | Mark Foust      | X    |      |
| Patti Monks                | X       |        | Patti Monks                 | X    |      | Patti Monks     | X    |      |
| Liz Rench                  | X       |        | Liz Rench                   | X    |      | Liz Rench       | X    |      |
| Rodney Smith               | X       |        | Rodney Smith                | X    |      | Rodney Smith    | X    |      |
| Harvey Stidham 7:07 PM     | X       |        | Harvey Stidham              | X    |      | Harvey Stidham  | X    |      |
| Pat Briggs – Village Clerk | X       |        | CONSENT AGENDA WAS APPROVED |      |      |                 |      |      |
| Rhonda Hodges - Treasurer  | X       |        |                             |      |      |                 |      |      |
| Attorney, Lane Alster      | X       |        |                             |      |      |                 |      |      |



# VILLAGE OF MAPLETON BOARD MEETING

## May 13, 2020

| Motion: Harvey Stidham made a motion to contract with Gorenz & Associates to do our yearly audit and was seconded by Mark Foust. |      | Motion: Patti Monks made a motion to approve Ordinance 2020-05-13-02 Emergency Declaration and was seconded by Harvey Stidham. |      | Motion: Mike Beecham made a motion to accept the meeting dates with the time changed from 6:30 to 7:00 pm and was seconded by Patti Monks |      |
|--|------|--|------|---|------|
| Ayes   | Nays | Ayes   | Nays | Ayes  | Nays |
| <b>MAYOR</b>   |      |  |      |   |      |
| Carl Bishop  |      | Carl Bishop  |      | Carl Bishop   |      |
| <b>TRUSTEES</b>  |      |  |      |   |      |
| Mike Beecham   | X    | Mike Beecham   | X    | Mike Beecham  | X    |
| Mark Foust   | X    | Mark Foust   | X    | Mark Foust  | X    |
| Patti Monks  | X    | Patti Monks  | X    | Patti Monks   | X    |
| Liz Rench  | X    | Liz Rench  | X    | Liz Rench   | X    |
| Rodney Smith   | X    | Rodney Smith   | X    | Rodney Smith  | X    |
| Harvey Stidham   | X    | Harvey Stidham   | X    | Harvey Stidham  | X    |
| MOTION APPROVED  |      | MOTION APPROVED  |      | MEETING DATES APPROVED  |      |

# VILLAGE OF MAPLETON BOARD MEETING

May 13, 2020

Motion: Harvey Stidham made a motion to contract with Gorenz & Associates to do our yearly audit and was seconded by Mark Foust.

Motion: Patti Monks made a motion to approve Ordinance 2020-05-13-02 Emergency Declaration and was seconded by Harvey Stidham.

Motion: Mike Beecham made a motion to accept the meeting dates with the time changed from 6:30 to 7:00 pm and was seconded by Patti Monks

|                 | Ayes | Nays |                 | Ayes | Nays |                 | Ayes | Nays |
|-----------------|------|------|-----------------|------|------|-----------------|------|------|
| <b>MAYOR</b>    |      |      | <b>MAYOR</b>    |      |      | <b>MAYOR</b>    |      |      |
| Carl Bishop     |      |      | Carl Bishop     |      |      | Carl Bishop     |      |      |
| <b>TRUSTEES</b> |      |      | <b>TRUSTEES</b> |      |      | <b>TRUSTEES</b> |      |      |
| Mike Beecham    | X    |      | Mike Beecham    | X    |      | Mike Beecham    | X    |      |
| Mark Foust      | X    |      | Mark Foust      | X    |      | Mark Foust      | X    |      |
| Patti Monks     | X    |      | Patti Monks     | X    |      | Patti Monks     | X    |      |
| Liz Rench       | X    |      | Liz Rench       |      | X    | Liz Rench       | X    |      |
| Rodney Smith    | X    |      | Rodney Smith    | X    |      | Rodney Smith    | X    |      |
| Harvey Stidham  | X    |      | Harvey Stidham  | X    |      | Harvey Stidham  | X    |      |

MOTION APPROVED

MOTION APPROVED

MEETING DATES APPROVED

# VILLAGE OF MAPLETON BOARD MEETING

May 13, 2020

| Motion: Liz Rench made a motion to accept the lease on a larger tractor for 100 hours and was seconded by Mark Foust. |      | Motion: Patti Monks made a motion that the village go ahead with the use of slag for seal coating and was seconded by Mark Foust. |      | Motion: Mark Foust made a motion to adjourn and was seconded by Harvey Stidham. |      |
|---|------|---|------|---|------|
| Ayes  | Nays | Ayes  | Nays | Ayes  | Nays |
| <b>MAYOR</b>  |      |   |      |   |      |
|   |      | Carl Bishop   |      |   |      |
| <b>TRUSTEES</b>   |      |   |      |   |      |
| Mike Beecham  | X    | Mike Beecham  | X    | Mike Beecham  | X    |
| Mark Foust  | X    | Mark Foust  | X    | Mark Foust  | X    |
| Patti Monks   | X    | Patti Monks   | X    | Patti Monks   | X    |
| Liz Rench   | X    | Liz Rench   | X    | Liz Rench   | X    |
| Rodney Smith  | X    | Rodney Smith  | X    | Rodney Smith  | X    |
| Harvey Stidham  | X    | Harvey Stidham  | X    | Harvey Stidham  | X    |

|   |                 |                              |
|---|-----------------|------------------------------|
| Rodney was instructed to work out the details.<br>Motion approved | MOTION APPROVED | MEETING ADJOURNED AT 8:17 PM |
|---|-----------------|------------------------------|

APPROVED