

Village of Mapleton

REGULAR BOARD MEETING MINUTES

Wednesday, October 13, 2021

6:00 p.m.

Meeting was recorded

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

2) Roll Call by Clerk

Attending: Liz Rench, Mayor; trustees: Bill Hodges, Diana Merritt, Rodney Smith Harvey Stidham and Andrew Wallen. Sarah Wambold was added in after taking oath of office. Also in attendance: Clerk, Pat Briggs; Treasurer, Rhonda Hodges and Attorney, Lane Aster.

3) Pledge of Allegiance to The Flag

4) Approval of Minutes

A. Minutes from Regular Board Meeting September 8, 2021

B. Minutes from Committee Meeting October 7, 2021

Motion to approve by Bill Hodges and seconded by Rodney Smith. Viva Voce vote was unanimous for approval.

5) Approval of Bills and Correspondence

A. Bills & Correspondence (September 9 through October 13, 2021)

Motion to approve by Bill Hodges and seconded by Rodney Smith. Viva Voce vote was unanimous for approval.

6) Approval of Treasurer's Report

A. Treasurer's Report

Motion made by Andrew Wallen to approve and seconded by Harvey Stidham. Viva Voce vote was unanimous for approval.

7) Appointment of new trustee

Mayor Rench introduced Sarah Wambold as a potential board member. Sarah stated that she is 31 years old and has a 3-year-old daughter. She has been living in the village for over two years and plans to stay for a long time. She is willing to learn and be a part of the village.

Harvey Stidham made a motion to approve the nomination for Sarah and was seconded by Diana Merritt. Viva Voce vote was unanimous for approval. An Oath of Office was administered by the Village Clerk.

8) 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.

Liz explained that the agenda was lengthy and the board would now limit discussions to this portion of the meeting; that she would no longer accept discussions during the business portion of the meeting. Alice questioned the wording of the public comments statement and was told it will be changed to read "All comments should be pertinent to the agenda".

9) Addressing the Board

A. N.E. Rudd (Annexation) (Was not represented)

Alice asked, as the township assessor, how she could assess something that isn't contiguous with the village. Liz explained that he wants to build a Bar/restaurant/gaming business on Reed City Road. He tried two years ago but didn't have water. He now has water from T-L Water. She said this was done in Bellevue for a property that wasn't contiguous with the village. Attorney Alster stated it depends on if the adjoining land is county owned, and not privately owned. He said we would need to see a plat to see if it applies. Supreme Court just ruled if there is a public utility you can jump it and annex the property but it can't be in a TIF district. We need to see the exact layout to see if we can annex it. We cannot jump a privately held piece of property. We need to look at GIS. Liz said she will get a hold of Mr. Rudd. Attorney explained that annexation takes a long time so this wouldn't be the only time we'll discuss it. There are many steps to go through before this can happen.

B. Bob Ebell owns the property behind Liz, which is an unusually shaped easement. Liz and Fritz have a variance in this area as well. It will basically follow their fence line. Attorney Alster told Bob he would need to file a petition for variance. There has to be a public notice and meet with the zoning board to hear it. He asked Bob to draw it out and explain why it is needed. Generally, you want to look at the actual ordinance that you'd be in the setback or the right of way? (Variance) It's an 80' road. Zoning ordinance is 10' from the line but because of the width of the right of way he has to be 3' so a 7' variance. Liz. His property is on the property line. Harvey explained he'd have to see where the property line is. Clerk is to mail a variance form to Mr. Ebell.

10) Trustee Appointment Already done.

11) Old Business

A. Committee Assignments

Liz explained that she was doing a bit of shifting and suggested the following:

Water: Bill, Harvey, Diana

Zoning: Harvey, Rodney, Sarah

Streets: Rodney, Andrew and Bill

Finance Chair: Andrew; Rodney and Diana

Liquor: Liz, Sarah & Harvey

Bill Hodges made a motion to accept the committee assignment and was seconded by Diana Merritt. Viva Voce was unanimous to approve assignments.

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

Attorney Alster stated that he called the attorney for the tax buyer who actually bought the taxex, John Barr, Decatur, but hasn't heard back from him. We want to make sure they aren't going to file in the middle of what we're going to do. It was done in 2018 and has not been filed. Harvey asked about the cost. Rodney explained that he'd figured around \$5,000 but that might change some now. Attorney Alster said that there are minimal costs to file the petition. If the buyer says they're going to record it we can petition that is dangerous and unsafe and file a different petition and close the lien on the property. The fastest way is the abandonment which is still in the name of the estate. The tax issues will get wiped out. The plan is to tear it down to get rid of the eyesore and eventually build a maintenance building on it. Rhonda explained that we just want to control it for now.

C. Water Operator Contract

Lane reviewed the policy and talked with Workman's Comp about the questions of disability, and believes this is a non-issue as the village is covered in case of an accident. It is not a determinate factor under the policy so there is no concern.

Bill Hodges made a motion to accept the contract for Fred Rench and was seconded by Andrew Wallen. Viva Voce was unanimous for approving the contract.

D. American Rescue Plan

Both the treasurer, Rhonda Hodges and the clerk, Pat Briggs stated they had no new information at this time. Clerk did say they will have to file a report at the end of the month even if it is for \$0.

12) Committee Reports (No motions can be made during reports)

A. Finance Committee – (Patti Monks resigned effective 9/13/2021)

Andrew said he had looked into the investments. He said there is a public guide to investing and he is looking into it. He also brought up community wealth building about investing through small business loans. A decision on whether to cash them in or renew them is what has to be decided tonight.

B. Health and Water – Bill Hodges

Bill is working on setting up the free survey on future water expenses.

C. Liquor – Liz Rench (Nothing)

D. Streets and Alleys – Rodney Smith

Rodney said there was a miscommunication on the new doors for the hall. The company had a bid he needed to sign and he didn't see it. He stated that he has signed it and the order is now in motion.

Rodney explained that a resident came to him wondering if he could put some trusses on the village property for a short period of time. These would go on the open lot next to the drive. He felt we should allow it since he is good about loaning the village equipment for free when it is needed. The board indicated they were in agreement on allowing the trusses on village property.

Rodney explained that this past Sunday he was going to paint the hall but his sprayer wouldn't work and he finally quit after 3 hours. He's getting a new sprayer and will try again this coming Sunday. He purchased the latex paint from Menard's. Harvey said the paint could be the problem with the sprayer and if it does it again, he should take the paint back and exchange it as it might have been frozen. Harvey offered to come and help on Sunday. Z

E. Zoning and Code Enforcement – Harvey Stidham
New Ordinance Violations

Harvey said we have three big violators. A letter was sent to the owner of the house on Spring Street and we're waiting for a response from him. He intends to have a separate Zoning Meeting and talk about how we're going to deal with this ongoing problem.

Attorney Alster said that the W. Main Street property does have a mortgage. He recommends we file on the property as being dangerous and unsafe.

Astle Lane – Cleanup is being planned. Harvey thinks they should just take his truck and trailer and pick up all the junk and take it to the junk yard. There is a motor home on the property. If it is unregistered or abandoned, we can have the vehicle towed off. We need to be sure about the status of the motor home before we do anything. Rodney said we could have a dumpster brought in for around \$400 for 14 days. The plan is to clean it up then foreclose the lien and sell it. Attorney said to keep track of all expenses, including hours of work so it can be added to the lien.

Harvey will talk to the resident on the corner of Monks and Mapleton Road about the condition of the property, as we had good luck doing that a couple of years ago. If that doesn't work then we'll send a letter and go from there.

13) Mayor's Report – Liz Rench

Nothing to report

14) New Business

A. Bank Signature changes

It was explained that we need to take Patti Monks off as a signer since she resigned and put Andrew Wallen on. Harvey Stidham made a motion to remove Patti Monks and add Andrew Wallen to the bank to sign checks and was seconded by Rodney Smith. Viva Voce vote was unanimous. Motion approved. Clerk will get needed forms from the bank.

B. Monthly/Yearly subscriptions (No approval needed)

Clerk will get a list compiled and submitted in November.

D. Square (Credit Card/Debit Card for payments by residents)

A resident has volunteered to come and work with the clerk on getting a Square account set up and necessary equipment ordered. Andrew Wallen has a tablet he will provide to the village for use with the Square payment program. Liz just wanted to make sure the trustees were ok with a resident helping with the process and they indicated they were fine with it.

E. Fines for Violations come up with a fine schedule. A

Attorney Alster stated that the court actually issues the fines but the zoning Committee can take a look at violations and recommend changes.

F. Exterminator for quarterly visits

Genesis bid of \$75.00/quarter – Termite Inspection included with contract

Franz bid of \$85.00/quarter -Termite inspection - \$80/year additional

Liz said she recommended giving Genesis an opportunity. Clerk said she has been with Genesis for a number of years and he is quick to come back, without charge anytime there is a problem.

Harvey Stidham made a motion to contract with Genesis Pest Control and was seconded by Bill Hodges. Viva Voce vote was unanimous. Clerk will contact Genesis.

G. Contributing \$50 / as needed to Senior Potluck

\$50 will not be needed every month. Alice will buy the meat and give the village a bill for up to \$50. Rodney Smith made a motion to give the Senior Potluck \$50 a month, as needed and was seconded by Diana Merritt. Viva Voce vote was unanimous. Motion approved.

H. Ground hog removal services

Clerk will provide the names of three or four certified live pest removal services to residents and include this list in the next newsletter as well. Removal from individual properties is at the owner's expense, not the village.

J. Laptop for Office

Laptop has been budgeted and approved. Andrew explained that he feels the clerk needs a docking station to make it easier to remove it and hook it back up. The computers are around \$800 and a docking station can be up to \$200. Rhonda Hodges explained that she had budgeted \$1200 so the board should vote to spend up to that amount on a computer and docking station. Harvey Stidham made a motion to approve purchase of a new laptop and docking station up to \$1200 and was seconded by Rodney Smith. Viva Voce vote was unanimous. Motion approved.

K. Sign for Deer Trail

Liz said this should be tabled until next Spring due to the poison sumac, oak and ivy surrounding the sign. Harvey explained that he had been severely poisoned when he tried to weed around it. Diana volunteered to clip the weeds. Rodney is checking into some better spray to keep the plants under control. Kristen Hagan has volunteered to paint the sign. Diana said she was going to ask her husband about creating a metal sign.

L. Survey for Spring Street

Liz explained that in order to take care of violations, we need to know exactly where the

lines are and then have the street striped. Rhonda is checking with someone about doing the survey.

M. Marking Spring Street
(See above)

N. Utility Sink for back room

Liz explained that after watching Rodney trying to clean equipment in the small sink in the restroom that she realized we needed a utility sink. They are very inexpensive and the trustees agreed one should be added to the back room where there is plumbing and a drain. Rodney will take care of it.

O. Humidifier for Office

Trustees agreed that the humidifier should be purchased and clerk will take care of it.

P. Master Key Access

Access to the master key system had Liz and Patti as contacts. After a brief discussion it was agreed that Rodney Smith, as chair of building projects and clerk, Pat Briggs, should be the contacts. Clerk will take care of making changes.

Q. Investing

It was decided that for now, the two CDs would be rolled over for another two years.

Diana Merritt made a motion to renew the CDs and was seconded by Bill Hodges. Viva Voce vote was unanimous. Motion approved.

15) 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.

16) Announcements

Clerk read the resignation letter of Patti Monks. A copy is available in the office.

Clerk stated that she and Diana would pick up the remaining items needed for the wiener roast but they would need help setting things up on Saturday around 4 or 4:30. Several trustees volunteered to come help. Rodney said he would be bringing a large fire ring down earlier and would need some wood. Liz said there might be wood outside village hall and Bill Hodges said he had some he could bring as

well. Clerk also asked if the prize money for the chili cookoff was to be \$25 for first place, \$20 for second and \$15 for third and this was agreed upon. Liz asked if the prizes could be in cash and it was agreed they could be taken from petty cash and then reimbursed from the community budget.

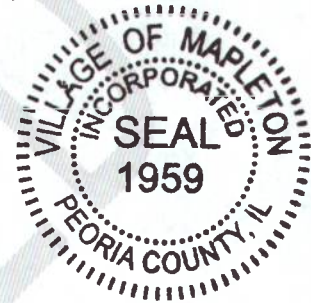
17) Additional Business if any

18) Adjourn Open Session

Bill Hodges made a motion to adjourn and was seconded by Harvey Stidham. Vivo Voce vote was unanimous and meeting was adjourned at 7:10 pm.



Recorded and transcribed by Patricia Briggs, Clerk



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

VILLAGE OF MAPLETON BOARD MEETING

October 13, 2021

ATTENDANCE		Motion: Motion to approve Minutes from September 8 and October 7 made by Bill Hodges and seconded by Rodney Smith			Motion: Motion by Bill Hodges to accept Bills & Correspondence for September 9 through October 13 and seconded by Rodney Smith.		
Quorum Present?	YES	Present	Absent	Ayes	Nays	Ayes	Nays
MAYOR				MAYOR		MAYOR	
Liz Rench		X					
TRUSTEES				TRUSTEES		TRUSTEES	
Bill Hodges		X				Bill Hodges	X
Diana Merritt		X				Diana Merritt	X
Rodney Smith		X				Rodney Smith	X
Harvey Stidham		X				Harvey Stidham	X
Andrew Wallen		X				Andrew Wallen	X
Pat Briggs – Village Clerk		X					
Rhonda Hodges, Treasurer		X					
Attorney, Lane Alster		X					
				APPROVED		APPROVED	

VILLAGE OF MAPLETON BOARD MEETING

October 13, 2021

Motion: Andrew Wallen made a motion to accept the Treasurer's Report and was seconded by Harvey Stidham.					Motion: Harvey Stidham made a motion to accept Sarah Wambold as trustee and was seconded by Diana Merritt.					Motion: Bill Hodges made a motion to accept the Committee Assignments as presented and was seconded by Diana Merritt.				
	M	S	Ayes	Nays		M	S	Ayes	Nays		M	S	Ayes	Nays
MAYOR					MAYOR					MAYOR				
Liz Rench					Liz Rench					Liz Rench				
TRUSTEES					TRUSTEES					TRUSTEES				
Bill Hodges			X		Bill Hodges			X		Bill Hodges	X		X	
Diana Merritt			X		Diana Merritt		X	X		Diana Merritt		X	X	
Rodney Smith			X		Rodney Smith			X		Rodney Smith			X	
Harvey Stidham		X	X		Harvey Stidham	X		X		Harvey Stidham			X	
Andrew Wallen	X		X		Andrew Wallen			X		Andrew Wallen			X	
										Sarah Wambold			X	
APPROVED					SARAH WAMBOLD WAS APPROVED					COMMITTEE ASSIGNMENTS APPROVED				

VILLAGE OF MAPLETON BOARD MEETING

October 13, 2021

Motion: Bill Hodges made a motion to accept the contract for Fred Rench, Water Operator and was seconded by Andrew Wallen.			Motion: Harvey Stidham made a motion to remove Patti Monks as a signature on village bank accounts and add Andrew Wallen. Seconded by Rodney Smith			Motion: Harvey Stidham made a motion to contract with Genesis Pest Control for quarterly pest service and was seconded by Bill Hodges.		
MAYOR			MAYOR			MAYOR		
	M	S	Ayes	Nays		M	S	Nays
Liz Rench					Liz Rench			
TRUSTEES			TRUSTEES			TRUSTEES		
Bill Hodges	x		X		Bill Hodges		X	X
Diana Merritt			X		Diana Merritt			X
Rodney Smith			X		Rodney Smith	X		X
Harvey Stidham			X		Harvey Stidham	X	X	X
Andrew Wallen		x	X		Andrew Wallen			X
Sarah Wambold			X		Sarah Wambold			X
WATER OPERATOR CONTRACT APPROVED			MOTION APPROVED			MOTION APPROVED		

VILLAGE OF MAPLETON BOARD MEETING

October 13, 2021

Motion: Rodney Smith made a motion to contribute up to \$50 per month, as needed for the Senior potluck and was seconded by Diana Merritt					Motion: Harvey Stidham made a motion to purchase a laptop and docking station for up to \$1200 and was seconded by Rodney Smith					Motion: Diana Merritt made a motion to allow the two CDs to rollover for the next two year period and was seconded by Bill Hodges.				
MAYOR					MAYOR					MAYOR				
	N	S	Ayes	Nays		N	S	Ayes	Nays		N	S	Ayes	Nays
Liz Rench					Liz Rench					Liz Rench				
TRUSTEES					TRUSTEES					TRUSTEES				
Bill Hodges			X		Bill Hodges			X		Bill Hodges		X	X	
Diana Merritt		X	X		Diana Merritt			X		Diana Merritt		X	X	
Rodney Smith	X		X		Rodney Smith		X	X		Rodney Smith			X	
Harvey Stidham			X		Harvey Stidham	X		X		Harvey Stidham			X	
Andrew Wallen			X		Andrew Wallen			X		Andrew Wallen			X	
Sarah Wambold			X		Sarah Wambold			X		Sarah Wambold			X	
APPROVED					APPROVED					CDs WILL BE ROLLED OVER				

VILLAGE OF MAPLETON BOARD MEETING

October 13, 2021

Motion: Bill Hodges made a motion to adjourn and was seconded by Harvey Stidham				Motion:				Motion:			
MAYOR				M	S	Ayes	Nays	MAYOR			
Liz Rench								Liz Rench			
TRUSTEES				TRUSTEES				TRUSTEES			
Bill Hodges				X		X		Bill Hodges			
Diana Merritt						X		Diana Merritt			
Rodney Smith						X		Rodney Smith			
Harvey Stidham				X		X		Harvey Stidham			
Andrew Wallen						X		Andrew Wallen			
Sarah Wambold						X		Sarah Wambold			
Adjourned at 7:10 PM											

