

Village of Mapleton
REGULAR BOARD MEETING MINUTES

Wednesday, August 14, 2019

7:00 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

1) Roll Call

Present: Carl A. Bishop, Mayor; Trustees: Mike Beecham, Mark Foust, Patti Monks, Liz Rensch, Rodney Smith and Harvey Stidham. Also, present: Clerk, Patricia Briggs, Treasurer, Rhonda Hodges and Lane Alster, Attorney.

2) Pledge of Allegiance

3) Call to Order at 7:01 PM by Mayor, Carl A. Bishop

4) Approval of Agenda

Rodney Smith made a motion to approve the agenda and was seconded by Harvey Stidham. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rensch, Rodney Smith and Harvey Stidham. No – 0. Agenda was approved.

5) 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 Zoning Committee Meeting – July 9, 2019
- B. Minutes from Regular Board Meeting – July 10, 2019
- C. Minutes from Liquor Committee Meeting – August 13
- D. Bills & Correspondence (Received July 11 – August 13, 2019)
- E. Treasurer's Report

Mike Beecham made a motion to accept the consent agenda with the notation that several lines on the Bills had amounts in the wrong column. Clerk noted that the date on the Zoning Committee Meeting should be July 9, not June. Seconded by Patti Monks. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rensch, Rodney Smith and Harvey Stidham. No – 0.

Consent agenda approved with notations.

6) Public Comments

Please keep comments to three minutes. Review the agenda before you speak. This is the ONLY opportunity you will be given to speak during the meeting. There will be no discussion by audience members during the business meeting unless there is an emergency situation.

Addressing the Board

A. Troy Saunders (UCM)

Troy explained that he is a Civil Engineer who graduated from Bradley University and does estimating for UCM and talked about his years of experience in the industry. There was a lot of information given regarding the condition of our streets, and what needs to be done in order to make sure we are spending our money wisely on sealcoating. He explained that if we don't resolve the water problems with the roads, or the sunken roads, and correct patching, that sealcoating will not last and we will just be throwing our money away.

He explained oil application and the different aggregates that could be used and answered questions from the audience and the board. He also stated that he would help us prepare our bid specifications so we are asking for the correct processes and materials in order to satisfy MFT when we rebid next year.

He gave Rodney some information that will be available in the office if anyone would like to look at it.

B. Stan Bersin (Greene & Bradfield)

Stan explained that we had three requests for plans for the MFT road repairs. Two were from local companies and one was a broker bid, which is cropping up more and more so we have to be careful where we get bids from. The primary concern is the lateness of the season. While we could have warm weather, it is not likely into November. IDOT has requirements for temperature for the application. It will be better served if we postpone the project until the

beginning of the season, since we're not tied to Peoria County. We did not open bids because we didn't open them. They will be returned to the bidders. The higher quality of product shortens the number of roads we can seal. Harvey asked if we could request estimates based on the square footage and with different kinds of materials. Stan said it hasn't been the practice to put alternate bids with different materials. Harvey stated that we still need to get an estimate for treatment and then we will have that going into the bidding. Tony Saunders said he would be glad to assist us with that. Tony explained that IDOT is very, very particular and that District #4 does not allow alternatives, or to switch aggregate after you bid. Liz - will have to resubmit next year. Tony Sauder CA15 down south but not available here so it would be CA17. When using MFT funds, everything has to be dotted and crossed to show they supplied what was bid. If we could give him the square footage of the roads Tony would help figure out the costs. Stan stated that we need to get crowns on the roads so they can shed water off the road surfaces.

Water Tower Project:

Stan presented pictures (available in the office) of what looked like the worst conditions in the water tower. He stated that things were really pretty good inside the tank. He stated that we could change the bid proposal since less work needs to be done than previously thought. Harvey asked if we would get bids for complete sandblasting and Stan said, yes. We'll get bids for partial on the inside and outside, prime and finish. Outside gets three coats, primer, intermediate and top coat, all sprayed on.

Stan explained that we only received two bids and they were both substantially higher than the \$87,000 previously given. It appeared they took into consideration the time period of September to November for conditions and for paint used. He recommended that we; 1) reject bids now and reexamine our specifications and 2) release bid in January or February for Spring work. That's where we traditionally try to get these bids; at the front end of the season instead of the end of the season.

Stan stated that previously we got 7 -10 bids. He sent information directly to the firms we have contacted in the past, in addition to advertising. He said we'll see

what we can scale back on for the scope of the work, such as more power tool work instead of overall sandblasting. The video tape came in too late to affect our bid requests. Mark Foust made a motion to reject the bids for the water tower project and rescope and rebid it in January 2020 and was seconded by Liz Rench. Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench, Rodney Smith and Harvey Stidham. No – 0 Bids will be rejected.

C. Eric Shangraw (PDC)

Eric explained that our contract runs out and is renewable for five (5) years and has an extension proposal with a freeze at \$11.25 per resident per month for a year and then a free month in January 2020 where they will issue a credit. He said the rate would stay constant until after that year and then there would be a 2% per year increase each year after that. Liz Rench stated that there have been problems with pick-ups. She said she saw the truck going back and forth, back and forth all morning. Eric stated that they are supposed to follow a designated route and he will check into it. Rodney asked if we are the first route to be picked up and Eric wasn't sure. Several trustees stated that our pickup has gotten later and later. They also said the driver today was not the normal guy. Liz said the drivers have been changing a lot. Garbage contract will be put on the agenda for next month and we will get back to PDC/Area at that time.

8) Old Business

A. Fall Cleanup

There was a discussion about what date would work well and it was decided that the weekend after Labor Day would be best, September 7th. Clerk will notify PDC.

B. Ratification of Appropriations Ordinance – 2019-07-10-01

Mike Beecham made a motion to ratify Ordinance 2019-07-10-01 and was seconded by Liz Rench. Votes: Votes: Yes – Mike Beecham, Mark Foust, Patti Monks, Liz Rench, Rodney Smith and Harvey Stidham. No – 0. Ordinance approved.

C. Bids for Water Tower January

See motion and bid under Stan Bersin.

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

A. Finance Committee – Mike Beecham

Nothing to go over at this time

B. Health and Water – Liz Rench

Liz said that Stan pretty much covered what we have going on at this time. (no quote from Corpro).

Harvey asked Stan if he was checking the meters at the tower for discrepancies. Stan explained that Fritz takes a reading every day and has the information. Clerk told Harvey she is keeping a spreadsheet and will email it to him. Mike Beecham asked if the faulty water meters were being sent back to Sensus to be checked and credited and Fritz verified that the Sensus rep had picked up two and taken them back for testing. Liz explained that we have a resident who was purchasing a house on a contract for deed, who has moved out and the house is now vacant. There is a large water bill owed, over \$600 and she wanted to know if we could to recover the cost of the water from the actual homeowner if the tenant who vacated defaulted on the bill. Attorney Alster said we should try to collect from both. Liz explained that there is a leak inside the house somewhere so the water is currently shut off and the leak will have to be fixed before water can be turned back on anyway. Clerk asked if a utility lien could be placed on the property so the bill would have to be resolved before title could transfer and attorney said that was possible. He explained that we couldn't penalize a new tenant for an old tenant's water bill by withholding service until the bill was paid. Lane will check into this and get back to us. Liz explained that the problem is the people who own the house have moved to other areas.

Mike brought up the fact that we have an ordinance requiring landlords to register their property and to have inspections done but we have never enforced it. He wondered if this is something we need to pursue. Clerk will send ordinance to Attorney, who will check into it. This will be put on the Agenda for September.

C. Liquor – Carl Bishop – Carl stated Liquor issues will be discussed later in the meeting.

D. Streets and Alleys – Rodney Smith

Rodney explained that they are about done at Alice Dailey's house. They are having to take out a tree and will replace the tube. They have been working on Monk's Lane and the Cul-de-sac and the corner by the water tower. There is a wash out by the stop sign on Monk's Lane but we're waiting for rock to be delivered to complete the repair. They also fixed a spot on Vickie Lynn, mowed and cleaned out ditches on First Street. They are working on tubes coming off First Street making sure ditches and tubes are clear and across on the other side of 24 to make sure the ditches are all good. They may also take a look at the tube alley. He said they also have a tree trimming company trimming trees on

W. First so the low-hanging branches don't impede the school buses.

E. Zoning and Code Enforcement – Harvey Stidham

Harvey stated that letters for general trash and tall grass had been sent out and drove around and looked to see what was done. He'll talk with residents and tell them what else they need to do. Rodney talked with one resident and he said he he's getting a shed to put his stuff in. Harvey stated that as long as they're working on the issue we're good with that.

10) Mayors Report – Carl Bishop
Nothing right now

11) New Business

A. 4 AM Liquor License for J & B Butlers

Harvey has had a number of calls from residents who are very adamantly against it and so has Liz. Mike asked if food service was getting any better and said it had always been a pretty good staple for the area. He said he doesn't see any purpose in extending the hours without the kitchen service. Scott said he wanted the kitchen only earlier but keeps running into issues.

B. Ordinance 2019-08-14-01 – Liquor License Ordinance
Failed – No motion

C. Fall Bonfire

Discussion about a Fall bonfire on October 19th. Liz explained that the trustees bought hotdogs, buns, the last time. Mark Foust likes the idea. It will be a time to meet and greet the board and new residents. The rain date will be October 26. Rhonda Hodges said she would provide hotdogs and Pat Briggs with provide buns.

D. Garbage Contract

Liz stated she was looking into new providers to see if we can get a better service that includes curbside recycling. This will be put on the Agenda for September.

12) 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.

13) Announcements

14) Additional Business if any

a. Adjourn Open Session

Mark Foust made a motion to adjourn the meeting and was seconded by Patti Monks. Voice vote was unanimous for adjourning at 8:39 PM.

Recorded and transcribed by Patricia S. Briggs

Patricia S. Briggs

Approved by the Board of Trustees of the Village of Mapleton on 11 September 2019

