

**Village of Mapleton**  
**REGULAR BOARD MEETING MEETING**  
**Wednesday, December 14, 2022**  
**6:00 p.m.**

*This meeting to be recorded.*

**1) Call to Order at 6:04 pm by clerk, Patricia Briggs**

**2) Roll Call**

Present: Trustees: Diana Merritt, Harvey Stidham, Andrew Wallen and Sarah Wambold. Absent: Bill Hodges and Rodney Smith and Mayor, Liz Rench. Also in attendance: Clerk, Patricia Briggs, Treasurer, Rhonda Hodges and Attorney, Lane Alster.

Sarah Wambold made a motion to appoint Andrew Wallen as temporary chair. Second by Diana Merritt. Viva voce vote was unanimous. No nays. Motion passed.

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

**4) Approval of Minutes**

Minutes from regular Board Meeting November 9, 2022

Sarah Wambold made a motion to approve the Minutes from the November 9, 2022 board meeting and was seconded by Harvey Stidham. Viva voce vote was unanimous. No nays. Motion passed.

**5) Approval of Bills and Correspondence November 9, 2022 – December 1, 2022**

Sarah Wambold made a motion to approve the Bills & Correspondence from November 9, 2022 to December 14, 2022 and was seconded by Harvey Stidham. Viva voce vote was unanimous. No nays. Motion passed.

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

Sarah Wambold made a motion to approve the Treasurer's Report and was seconded by Harvey Stidham. Viva voce vote was unanimous. No nays. Motion passed.

**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.*

Russ Rumbold – Audit

Russ went through several pages of the audit and explained the findings. A copy of the audit is available on the website or in the office.

**9) Old Business**

**a. CUSI payment portal addition to water software**

Clerk said there have been 13 responses for the update and 9 against. She stated that there appeared

to have been a misunderstanding by some of the residents, who thought they would only be able to get their bill and make payment through the portal. Since water bill payments are still coming in the board thought it would be best to table this decision until the January meeting. Clerk will put a better explanation on the January 1, 2023, newsletter to clear up some of the misunderstandings. Andrew stated that it will cost about \$4 per resident to utilize the new portal. He also questioned whether the rates quoted will still be good after the January meeting. Clerk will contact the CUSI sales manager to make sure the rates will be extended.

**b. Splash Pad at Butler Haynes**

Clerk stated she had not received any additional information from the park district about estimated gallons of usage. Harvey explained that we want to make sure it won't overwhelm our water system.

A discussion followed regarding changing the industrial rates to help recover replacing pumps and equipment that are supporting the industries, as otherwise it will fall on the village. The pumps are very expensive, and we should be looking at a 10-15-year investment in replacing them before they fail. Everyone expressed the approval to change the water rate for the industries, but no one know exactly how it should be changed, as far as rates. Sarah will follow-up with Rural Water to see if they have further insight since we have not received a final report from their investigation into village water rates.

**c. Metal detector or line detection equipment – Harvey**

Harvey explained that Bill is having problems locating water lines. He has checked into ground penetrating radar, but it only goes down about 4". Most systems look for metal and a lot of our pipes are plastic. Our clay/wet soil is also a deterrent to most technology. He will do additional follow-up. Rhonda stated that they have good maps for the lines on Monk's Lane, but the others are very old and inaccurate. It was suggested that maybe Walker Excavating might have maps from all the work they have done in the village. Harvey also suggested asking Walker about what the best technology is for locating lines.

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

**a) Finance Committee – Andrew Wallen**

Andrew said he would present the audit as his report. Rhonda thanked everyone for paying attention to the details that the auditor shared.

**b) Health & Water – Bill Hodges**

Water Clerk shared the percentage of loss for the past year and stated they were very scary numbers. There have been obvious problems with the tower overflowing and a major leak, but it appears there may be additional leaks that have not been identified. Tony Alwood stated that Rural Water has equipment that can be used to detect leaks and they will be contacted for information.

Clerk also explained that there are anomalies showing up between the Wi-Fi meter readings and the 30-day reads. Harvey explained that some of the flow meters in the water meters may be going bad. Alice Dailey questioned why the bill for her old house is showing 0 usage when she goes to the house several times a week and runs water. Clerk said she will check on it.

Clerk also explained that village used to do a physical read of all meters at least once a year. This requires someone doing the Wi-Fi readings and then immediately going back to the meters and getting a physical reading from the meter. This would give us more detail into why there are discrepancies and if meters need to be replaced. Diana added that she will go with the meter reader this month and they will do both the WI-FI and a physical read for comparison.

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

Clerk pointing out what was available in MFT funds and thought Rodney had some areas he wanted to work on when it warms up next year.

d) **Zoning and Code Enforcement – Diana Merritt**

Diana explained that she had looked at the residences that Mayor Rench brought up at the November board meeting that were in violation of codes. She didn't believe any of them (except one) necessitated a letter. She said the camper on First Street is not in the street so she would not ask that it be moved.

She also said she has someone that would come around and pick up water heaters, junk metal, etc. There was some question about what he would and would not pick up, which included refrigerators and possibly air conditioners. She will get clarification and we will set up a date and let residents know through newsletter and the website when they could put it out for pickup.

A letter will be sent to the resident of the property on First Street that has items spilling out into the street and creating a nuisance with the number of belongings on the property.

The house on Spring Street went through court and fines have been assigned. The house on Main and Spring was released, as they are doing a good job of cleaning and making the property safer.

e) **Liquor**

Clerk shared a flyer from the State of Illinois Liquor Commission explaining that we should monitor the placement of hard mountain dew to make sure it wasn't being confused with regular Mountain Dew. Rhonda and Diana both agreed to take a look at the situation to make sure they were in compliance.

**11) Mayor's Report – Liz Rench**

**Not present**

## 12) New Business

### a) Audit

Sarah Wambold made a motion to accept the Audit report and was seconded by Diana Merritt. Viva Voce vote was unanimous, no nays. The audit report was approved.

### b) Intergovernmental Agreement for snow removal

Diana Merritt made a motion to accept the Intergovernmental Agreement with Hollis Township for snow removal and was seconded by Harvey Stidham. Viva voce vote was unanimous, no nays. Agreement was approved.

### e) Ordinance 2022-12-14-01 Fuel Surcharge for Garbage

Andrew asked why we have to have an ordinance every time we change something. Attorney Alster explained that we don't necessarily have to have a new ordinance. Attorney Alster explained that we could update our code (with an ordinance) that allows us to make changes to rates for water and garbage as the rates we are charged are changed.

Clerk stated she had a call from X-Waste wanting to bid when our garbage contract is up after 2024. Clerk stated that as in the past, we will seek bids from any company who wishes to make them. Alice said she had spoken to the owner of X-Waste and they are willing to be very competitive in their bid.

### d) Credit to water/garbage accounts from ARP Funds

Rhonda questioned if we wanted to pass on another credit to water/garbage customers. The board felt that there are too many expenses to consider that at this time.

### e) Plan for ARP Funds

A discussion followed about what we could spend the money on, and it was decided that submitting the invoices from Britton and Walker Excavating for all the work on the tower and fixing leaks should be reimbursed to water, which would open up funds for other things.

### e) Donation to Kingston Mines Easter Egg Hunt (Liz)

Diana Merritt made a motion that we give Kingston Mines a donation the same as last year (\$200) and was seconded by Harvey Stidham. Viva voce vote was unanimous. No nays. \$200 will be donated to Kingston Mines for the Easter Egg Hunt.

### f) Farm animals complaint

Clerk explained that she has complaints about people having farm animals in the village beyond the limits approved, which included goats. There was discussion about how much land people should have to have chickens and other animals. There was a question if it could be limited to people who had a certain acreage but that would show a lot of favoritism to the residents at the top of the village who have more land.

Diana stated that she had looked at the municipal code and couldn't find anything. Clerk found the section in the municipal code and read it. It clearly states that only five (5) chickens and no roosters or

four (4) rabbits can be had. No pigs, cows, goats, or other farm animals are allowed. There are also specific requirements for where pens can be placed on property and what housing for those animals would look like.

Andrew stated that the description of zoning ordinances is not pick and choose. All ordinances are to be enforced. If we don't believe in them, they should be changed. Diana stated she will take on a project to investigate this matter.

**g) Committee Meetings (Having only when discussion is needed)**

After a brief discussion it was agreed to leave the meetings as scheduled and they can be canceled if no one has anything to discuss. Committees can also set up meetings whenever they have a need by letting the clerk know so the meeting date and time can be posted 48 hours in advance.

**h) Holiday Decorations (tree, wreath, decorations)**

Clerk explained that the village tree is very old and needs to be retired, along with a lot of the decorations and asked if a new tree could be purchased when they are on sale. The board agreed on a budget up to \$300 for a tree and new decorations.

**13) 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. Requested by Mayor Rench. Mayor Rench was not present, so this was cancelled.**

**14) Announcements**

**15) Additional Business if any**

Andrew shared that the water clerk was told by the mayor that she should not be meeting people after hours to take applications and deposits. Clerk explained that she doesn't mind because her hours are very short and people who work can't always make it in during those hours. Rhonda stated that Bill said he has no problem with her meeting people after hours, as people work and can't come in. As long as the clerk doesn't mind, and the water chair and the board don't mind then it is fine.

Clerk explained to the Zoning chair and the board that the mayor had expected letters to go out to the residents she brought up at the last board meeting who she felt were in violation. Clerk explained that she doesn't generate letters unless asked by the Zoning committee. A short discussion followed, and it was felt that the Zoning committee should investigate complaints and follow up and that the Board should vote to compel the committee to send letters when necessary.

It was also explained that if anyone has a complaint about a specific area, such as zoning or water, they should take it to the chair. If there is resistance, then put it on the agenda for the next board meeting.

A specific incident was brought up where a resident was told they were being approached about a possible violation at the request of the zoning chair, which was not true. Attorney Alster stated that all these things should be brought up in an open meeting, not an executive session, as the public has a right to hear about these things. There is an exclusive list of things you talk about in an executive session, and the things being discussed should be done in an open meeting, not executive session.

Any trustee who has a complaint can request that it be put on the agenda for the next meeting.

**16) Adjourn Open Session**

Andrew Wallen made a motion to adjourn and was seconded by Diana Merritt. Viva voce vote was unanimous, no nays. Meeting adjourned at 7:46 pm.

*Patricia S. Briggs*

Meeting recorded and transcribed by clerk, Patricia Briggs.

Approved by the Village of Mapleton Board of Trustees 11 January 2023

APPROVED