

Village of Mapleton
REGULAR BOARD MEETING MINUTES

Wednesday, June 12, 2024

6:30 p.m.

1) Call to order¹ – 6:30 p.m.

2) Roll call: Mayor Rench X Terri Baker, trustee X Ben Hausam, trustee X
Bill Hodges, trustee X Rodney Smith, trustee X Jennifer Bassett, trustee X
Neil Viviano, trustee X Steven Morris, clerk X Rhonda Hodges, treasurer X *Quorum? Yes*

3) Pledge of Allegiance to the Flag

4) Approval of Minutes –

a. Board Meeting (May 8, 2024)

Motion to approve the Minutes was made by Ben Hausam, seconded by Terri Baker. Motion carried by unanimous vote of all trustees present.

5) Approval of Bills and Correspondence –

a. May 9, 2024, through June 12, 2024

Motion to approve the Bills & Correspondence was made by Rodney Smith, seconded by Bill Hodges. Motion carried by unanimous vote of all trustees present.

6) Approval of Treasurer’s Report –

a. May 2024

Motion to approve the Treasurer’s Report was made by Rodney Smith, seconded by Jennifer Bassett. Motion carried by unanimous vote of all trustees present.

7) Public Comments

Residents who wish to speak should raise their hands to be recognized and will need to come to the table. All comments should be pertinent to items on the agenda and will be limited to only three (3) minutes.

8) Old Business - None

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

a. **Finance Committee (Neil Viviano) -**

- Quickbooks should be transferred over to the online version in August.

b. **Health & Water (Bill Hodges) –**

- We will need to spend a couple thousand dollars to install bulbs on top of the water tower. Bill is certified, but he doesn’t have the equipment. So, we will need to pay a contractor to do it.
- The new mission system for the water tower, which automates meter readings and transmits to/by phone, will arrive in about three weeks. Installation will follow ASAP. This will reduce our costs.

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

- Steve Kerr, our village’s ‘project engineer’ from Mohr & Kerr Engineering, brought IDOT paperwork tonight for us to get the necessary signatures so can garner bids for the project to seal coat Monks Ln and Deer Trail Rd. We hope to have the bid(s) ready to open & assess at the July board meeting.
- Rodney is working to get a complete package price on the garage. It will be two more weeks until Ameren can come out to discuss putting the gas in. Rodney just got two garage construction bids over the past two days. He is not sure how soon he will have bids ready for review by the board.

¹ Residents/visitors in attendance include Rhonda Smith, Steve Kerr, Alice Dailey, Pat Briggs, and Debbie Herold.

- The owners of a house up the road on Main St. filled in a drainage ditch with concrete. Rodney will tell them that they need to remove that.
- The orange cone on Astle Ln will not be there long-term. The state plans to do road patching soon, and they said that they will fill it then because it's their responsibility, not the village's.
- Resident Debbie Herold mentioned that there is a "wash rut" in/on Walnut St by her home, and it's getting worse every time it rains. Rodney stated that he will check it out and look to get it fixed.

d. Zoning and Code Enforcement (Ben Hausam) –

- Ben is still following up with the Hack family to get their property next to the village hall fully cleaned up. They are making progress slowly. No further action needs to be taken at this time.
- Since no one is ever going to live there, we need a 'permanent solution' to the problem with the house at 7533 W Astle Ln that was just recently sold by Peoria county to pay delinquent taxes. We still have rights to go on the property, and we can mow it and bill them. Attorney Lane Astle added that we do have a "demo order" on the house, but the cost to demo it may be prohibitive for us. In order to mow it we can "lien it" for violation of our "weed lien" ordinance. We can/will send a 7-day notice to the owner re: the ordinance violation and then go mow all or a portion of the property. Then we can send the bill to Lane, who will then put a lien on it for the cost of our mowing. Or we can send the bill to the owner, and if he/she doesn't pay the bill, the lien will be released. Rodney will send Todd down there to mow a portion of the property, but not clean it up.
- Bill Hodges addressed the need to also make sure the property next to the post office and the one across the street from it gets mowed. These lots, along with the post office lot, are owned by Jeff and Lori Lynn (?), but they have not been mowing them. The neighbor used to mow it, to keep it from looking bad (and ordinance compliance), but he's not presently healthy. We should contract the mowing out, pay the contractor, and send the owner a bill invoice to pay us back. If he doesn't pay, then we put a lien on the property. We must ensure that all needed documentation is attached to the lien so that whether we hire someone or we rent equipment for mowing each of the aforementioned properties, if the mowing equipment gets damaged due to junk/debris we have evidence attached to the lien before we record it. *Note: Attorney Lane Alster will send letter.*
- Per Debbie Herold and Alice Dailey, there are thieves on the loose in the village, stealing various items (moped, etc), and fireworks. Ten rental units next to Alice Dailey's house on Wheeler Rd have also been broken into. They appear to be targeting fireworks that are being stored in some of those units. The owner has hired a retired military man (who conceal carries) to guard those units.
- Per Debbie Herold, there are also people dealing drugs at the gas station again. There's a silver car there every afternoon which is clearly making a transaction.
- Per Alice Dailey, the Fire Dept chief told her that solar panel batteries need to be installed correctly and inspected because they are a fire hazard if not installed correctly. However, Rhonda Hodges noted that we must follow Illinois' (765 ILCS 165/) Homeowners' Energy Policy Statement (Solar Rights) Act, and that does not mention/require any sort of fire code regulations and/or inspection for battery units on solar arrays. Since we are not home rule, we can't just make our own rules for solar arrays. But we do have the option to enact an ordinance requiring residents to obtain an inspection for solar arrays. The Clerk will contact the local/county fire marshall(s) to get input on this matter, for recommendation.
- There is a house on W Vicki Lynn Dr where their pool is sunken down. Anyone can walk down and just step right over the side of the pool. They were told two years ago that they must put a fence around it, but they still have not done that. They need to be addressed about this.

e. Liquor (Liz Rench)

- The owners of the gas station (BP) already paid and obtained next year's liquor license. The gaming room there was fully staffed as of Monday this week. However, the girl they hired to man the gaming room last week was just busted for meth the day after she started.
- The owner of J.B. Butler's has his applications (liquor, gaming) in hand but has not yet submitted them or paid the fees for his renewal licenses (which are due by June 30).

10) Mayor's Report (Liz Rench) – None

11) New Business

- (Per mayor Rench): Get status update re: Pat Briggs's consulting and training work with the Municipal Clerk & Water Clerk, followed by a decision regarding her duration of and/or continuance in service. → Rhonda Hodges passed out a document entitled "Responsibilities for Water Clerk" and then she and Pat Briggs explained several of the key current challenges involved in training a/the Water Clerk (Ashley Hack). → *No action was taken by the mayor re: Pat Briggs's current consulting/training work.*
- Discuss and make a motion to purchase a new laptop or tablet computer for the water tower. We discussed this months ago but didn't approve an amount. → Update: The rep at CUSI told us that it would be unwise to install the CUSI software and database on the new HP laptop because if we ever unplug/move it we will lose the database. Rhonda proposed that we transfer the new HP laptop to the water tower (in lieu of purchasing a new laptop/tablet for the water tower) and purchase a new HP tower PC for the water clerk's desk so that CUSI can safely install the CUSI database on it.
Motion to approve the purchase of a new HP tower PC for the water clerk's desk was made by Rodney Smith, seconded by Jennifer Bassett. Motion carried by unanimous vote of all trustees.
***Note: By unanimous consent of the board, Rhonda will purchase the HP tower PC as soon as this meeting ends because Terri Baker identified a very good deal for one, but it expires at midnight.*
- Discuss change of Clerk's Monday office hours from 2-6 PM to 8-12 PM. → *This was discussed and verbally agreed to by the board. The new Clerk office hours will go into effect starting next week.*

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.

- No executive session was called.

13) Announcements -

- PSA: The property at 7533 W Astle Ln has been sold by Peoria County to pay delinquent taxes.

14) Additional Business, if any: (From Clerk Steven Morris): Pat Briggs and I have both received multiple phone calls from village resident Sean Tibbetts, who lives in apartment #7 in the building next door to J.B. Butler's on Main St. The owner, Mr. Cooper, has the administration of the property/tenants handled by a home management system in Pekin (whose name is in our water system/software). *Attorney Lane Alster said we should do the following: Tell Sean (1) He needs to call/talk to the public health dept. (2) We don't have authority to deal with his particular issue, but he can go speak with Prairie State Legal Services (pslegal.org) if he feels he's being constructively evicted. (3) If/since Mapleton has an ordinance related to 'nuisances', we can issue Mr. Cooper a ticket/citation for non-compliance if we can verify a problem.*

15) Adjourn Open Session

Motion to adjourn the meeting was made by Bill Hodges, seconded by Rodney Smith. Motion carried by unanimous vote of all trustees present.

End time: 7:17 pm