

# Village of Mapleton

## REGULAR BOARD MEETING MINUTES

Thursday, January 10 @ 6:30 p.m.

*Meeting to be recorded*

### **PLEASE SILENCE YOUR CELL PHONES!**

**1) Roll Call:** Present – Carl Bishop, Mayor; trustees: Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Absent – Mark Foust. Also present: Pat Briggs, Clerk; Peggy Stidham, Treasurer and Lane Aster, Village Attorney. A quorum is present.

**2) Pledge of Allegiance**

**3) Call to Order at 6:33 pm by Mayor Carl Bishop**

**4) Approval of Agenda**

Mike Beecham made a motion to accept the Agenda and was seconded by Rodney Smith. Ayes – Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Nays – 0. Absent – Mark Foust Motion Carried

**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 Regular Board Meeting – December 13, 2018
- b) Minutes from Water Committee Meeting – December 13, 2018
- c) Minutes from Zoning Committee Meeting – December 13, 2018
- d) Bills & Correspondence (Received December 13 – January 10)
- e) Treasurer's Report

Mike Beecham made a motion to accept the Consent Agenda with the change of dates on Bills & Correspondence and was seconded by Rodney Smith. Mike Beecham made a motion to accept the Agenda and was seconded by Rodney Smith. Ayes – Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Nays – 0. Absent – Mark Foust Motion Carried

**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.***

- a. No residents chose to speak

## **7) Addressing the Board**

- a) Stan Bersin will be present later on in the meeting.

## **8) Old Business**

- a) Liquor License Application for AHS Development (The Corner Farm) – Mayor Bishop stated that this would be addressed under new business.
- b) Pay Cuts for Mayor and Trustees (Tabled )

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

- a) Finance Committee – Mike Beecham  
Nothing to report for Finance
- b) Health and Water – Harvey Stidham  
Harvey stated that later this month or next, they will start getting bids for painting the tower and replacing the cathodic protection. Harvey asked Fritz Rensch to give an assessment on the hydrant repair and is it sealed up enough. Fritz stated that there doesn't seem to be any dripping and the water level has gone down enough. Harvey also talked about the cost of replacing the microprocessor and software upgrade at the tower, which could be \$3-4,000. Liz asked Harvey to check with Stan Bersin, as he was involved in all of that as well. Clerk asked for clarification on the new penalty for past-due water bills since she was uncomfortable with implementing a \$10 late fee for someone who just left a few dollars on their bill. After a brief discussion it was decided that any balance over \$5.00 will be charged the \$10 or 10%.
- c) Liquor – Carl Bishop  
Mayor Bishop stated that the board would be voting on the addition of another liquor license later in the meeting.
- d) Streets and Alleys – Mark Brining  
Mark said he would be looking for a new Streets & Alleys person next month since the ones he hired last year didn't work out.

He was asked about where we were with getting rid of the dump truck and he said was working on it. Liz stated that there were several people who expressed interest in purchasing it. Liz says there are several people who want the truck. Clerk was asked to put it in the Trading Post.

e) Zoning and Code Enforcement – Mark Foust (Absent)

Rodney Smith said they are going through ordinances but nothing right now.

**10) Addressing the Board**

a) Stan Bersin

End of year Water Report (Available in the office and on the website)

1) Water Purchases for the Year from T-L indicates we purchased more than 52 million gallons last year and the average billing for water was \$25,261. The 2<sup>nd</sup> page indicates what the village has been paying out - \$303,137. Higher than last year but we purchased about 2 Million gallons more this year than last.

2) Water Billing Summary

Metered sales were \$2.4 million, less than what we purchased. This represents losses from hydrant flushing, fires, leaks or incorrect metering. We have a loss rate of 4.64% which is a really good %. This could be from a leak on our side of a meter. Stan said that we should get residents into looking for wet spots that shouldn't be present in their yards indicating a leak in a water line. Clerk will put a notice in the newsletter for residents. Liz stated that she has seen the State taking water from hydrants and has let them know that we have non-potable water behind village hall that they can use instead.

There was a discussion between Harvey and Stan regarding how many meters there are and how do we verify that what is coming in from T-L is accurate. Stan explained that we can measure what we put into our distribution system and T-L measures what comes to us into storage or into usage. Stan says he monitors both readings and makes sure they are agreeing. Stan is not suspicious of the meters but Harvey would like them to be checked for several months to make sure there is not a problem. Stan will go back and look to make sure there is not a discrepancy between the meters.

Stan provided the board with a new Service Agreement for 2019 – Action Item under new business. This contract has not changed in several years. This agreement sets up the general contract to work on an on-call basis for the Village. Attached to it is a rate structure for the engineers at work. There was some adjustment in some of the principals but the billing rate for Stan hasn't changed in two years.

Harvey reminded Stan about getting quotes and that we have one from Corrpro on file. It was explained again that taking the tower out of service to paint it needs to be coordinated with the company replacing the cathodic protection. Harvey stated that he will get his committee together and get a couple of bids for painting the tower with current specs. Stan will review.

Liz said she had heard that T-L is being bought out by Illinois American. Stan said he had heard that also, but hasn't gotten verification. Liz asked if there will there be a price change. Stan stated that that T-L can never charge us less than

what Illinois American is charging them. But if Illinois American owns them, they can cost average down their cost of operation. He pointed out that Illinois American has to go through the ICC to get a rate adjustment.

### **11) Mayors Report – Carl Bishop**

Mayor has nothing new to report other than the addition of a Liquor License

### **12) New Business**

#### **a) Liquor License – Ordinance 2019-01-10-01\_ Adding an additional liquor license - Mayor Bishop Ordinance is for a Class B License**

Liz Rench stated she wants a public hearing before we add a license or do another public hearing or circulation a petition. Lane Alster explained that we would need to publish a notice of a public hearing for three consecutive weeks. He also explained that right now there is no license to give. If this Ordinance passes, then the Liquor Commissioner (Mayor Bishop) has the authority to issue it. He said we could table this item and do a public hearing. He also stated that while the zoning is Agricultural (A1), the annexation agreement gives them the right to have a residence or a community center. What constitutes a community center is somewhat vague. There was discussion about the Corner Farm having liquor outside of the main venue and the attorney said it will be up to the village to check. Mike Beecham stated that the annexation agreement entitles the village to a fee liquor licenses and building permits. He said, that in retrospect, talking to you as a Finance Chair, we miss out on a lot of revenue; Peoria County benefits, not us. Mayor Bishop stated that something is better than nothing. Mike disagreed, stating that "If you want to run the village on 'better than nothing' than he shouldn't be the mayor. Harvey Stidham made a motion to approve Ordinance 2019-01-10-01 to add a 3<sup>rd</sup> Class B liquor license and was seconded by Rodney Smith. Votes: Ayes – Mark Brining, Rodney Smith and Harvey Stidham. Nays – Mike Beecham and Liz Rench. Absent – Mark Foust. Motion carried.

#### **b) 2019-01-10-02 - Water Service Charges**

Harvey asked what this meant and clerk explained that it was a weakness in our code that our attorney, Mike Seghetti thought needed to be covered. It means that is a tenant doesn't pay their water bill, the tenant and the landlord become responsible for the payment. There was some discussion from the audience about that would never fly, because the landlord didn't sign the agreement. The attorney stated that this is pretty standard with other cities. Harvey explained that he had a friend whose tenant didn't pay and he got \$400 bill because they never paid the bill. There was further discussion about how that shouldn't happen, as we don't let bills get that high to start with. The average bill is \$50 and if it isn't paid each month, the resident has service shut off until bill is paid. Mark Brining made a motion to accept 2019-01-10-02 and was seconded by Harvey Stidham. Votes: Yes – Mike Beecham, Mark Brining, Rodney Smith and Harvey Stidham. No – Liz Rench. Absent – Mark Foust. Motion carried. 2019-

01-10-02 was approved.

c) **2019-01-10-03 - Zoning (Solar)**

It was explained that this ordinance only allows the use of property zoned agricultural for solar farms. It does not give out a permit for anyone. That will be voted on separately at a later time. Lane explained that we needed to fill in the blank about the permit fee and it was decided that a Flat Fee of \$300 would be charged in addition to building fees. Clerk will need to create a permit form. Harvey Stidham made a motion to accept ordinance 2019-01-10-03 and was seconded by Rodney Smith: Votes: Ayes – Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Nays – 0. Absent – Mark Foust Motion Carried 2019-01-10-03 approved.

d) **2019-01-10- - Garbage Charges**

Clerk explained that this was created by our attorney to address that the village has the right to determine what company to use for garbage collection and bill the residents accordingly. This was not covered in our municipal code and needed to be corrected. Mark Brining made a motion to accept Ordinance 2019-01-10-04 and was seconded by Rodney Smith: Ayes – Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Nays – 0. Absent – Mark Foust Motion Carried. Ordinance 2019-01-10-04 was approved.

e) **2019 Engineering Serviced Agreement for Greene & Bradfield:**

Stan monitors water and provides reports. It is an hourly cost.

Liz Rensch made a motion to accept the Agreement and was seconded by Mark Brining. Ayes – Mike Beecham, Mark Brining, Liz Rensch, Rodney Smith and Harvey Stidham. Nays – 0. Absent – Mark Foust Motion Carried and Mayor Bishop signed the agreement.

f) **Phone System for the Office – Clerk Approval to get new phones**

The Clerk explained that our current phone system does not have a speaker option, which is difficult when working at the water desk and needing hands-free option. She had several phones for the board to look at and it was decided to purchase the phone system that allowed blocking of telemarketing calls.

**13) 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. NOT NEEDED

**14) Announcements**

**15) Additional Business if any** – Mark Brining stated that Mark Foust was going to work on repairing the lead in the wall behind the kitchen sink and replacing

the faucet the kitchen but hasn't had time to do it. He asked if there were any objections to having T & T fix it. They had given an estimate of \$400. The Board agreed this should be done.

**16) Adjourn Open Session -**

Mark Brining made a motion that the meeting be adjourned and was seconded by Mike Beecham. Vote vote was all ayes. Meeting adjourned at 7:45 pm.

Transcribed by Village Clerk, Patricia Briggs

Approved by the Village Board 14 February 2019

*Patricia A. Briggs*

APPROVED