

Village of Mapleton
BUDGET MEETING MINUTES

Tuesday, May 25, 2021

6:00 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

A. Call to Order at 6:05 pm by Bill Hodges

B. Role Call

Trustees: Bill Hodges, Rodney Smith and Diana Merritt. Patti Monks came in at 6:55 PM. Also in attendance, Treasurer, Rhonda Hodges and Clerk, Patricia Briggs.

C. Discussion by committees regarding requested budget for the year:

Rhonda started by explaining the documents she passed out. (Attached)

1. Cash & Investment Balances as of the end of the fiscal year, April 30, 2021.
2. Motor Fuel Tax – Profit & Loss May 2020 through April 2021
3. Waterworks Funds – Profit & Loss May 2020 through April 2021
4. General Fund Profit & Loss May 2020 through April 2021
5. General Fund Profit & Loss May 2021 through April 2022
6. Waterworks Funds Profit and Loss May 2021 through April 2022
7. General Fund – Profit and Loss Previous Year Comparison May 2020 through April 2021
8. Waterworks Funds – Profit and Loss Previous Year Company May 2020 through April 2021 (\$60,000 to CDF)
9. Proposed Budget 2021-2022

Health & Water

Rhonda explained that expenses for last year for water were high. The tower repair/repainting was budgeted at \$100,000 but turned out to be \$155,000. Engineering fees are going up to \$15,000. There was an issue with being

overcharged for garbage, which has been corrected. Garbage owed the water fund \$4,000 which we've been unable to figure out how that happened but Rhonda is adding \$5000 into the budget so the balance owing to water can be paid.

She also explained that the CD is make more than having the funds in a savings account.

She also talked about needing to think about 5 – 10 years on what we can expect, so we know how to save and invest. For instance, the water tower was just painted, but will need painted again in 15-20 years. We need to be aware of what is coming so we can increase budget if necessary.

Streets & Alleys:

Rodney said we're looking at \$7,000 to \$8,000 to replace the furnace and air conditioning unit in the main hall. The unit is very old and has had numerous repairs so it is time to replace it before it fails. He has also made arrangements for someone to come in and clean both furnaces for around \$250.

He would like to redo the Village sign with landscaping blocks to make it look better. He would also like to get permission to move it back a bit, as it is in a low area. He will talk with BP about that. It would cost about \$1,000 for the block.

The front doors are out of code as well as leaking and allowing worms and insects to enter when closed. He would like to stick with aluminum doors since we have problems with water coming in and steel would rust out. The doors will be better doors, up to code, and heavier but still be all glass.

He has had the workers working on patching bad spots on W First Street prior to sealcoating. Some areas will be made as good as possible and others will just be done enough to get by. Sealcoat won't make the roads any smoother so he's

trying to get enough spray patching done to get them as good as possible by touching up the bad spots.

Rodney is working on getting a bid for painting the building inside and out. Since cracks were tuckpointed last year it has left the building looking pretty bad.

Parking lot needs to be seal coated and striped. Estimate from last year for \$1580.

He would also like to build some flower boxes by the doors on the parking lot side with landscape block to make it look better. Block would be about \$300 and his guys could probably do the work.

Rodney stated that he has a lot of ditch work to do, but until the state cleans out the ditches on their sites, he can't do anything because ours would just fill right back up. He said they will have to lower a tube under a driveway that would take 1-2 days and a cost of around \$4,000. We also need to replace a tube and bury it in front of a house and fill it in because the of the way the ditch is made. Again, 1-2 days \$4,000. He's hoping that once the state cleans out their ditch it will fix the problem. Tubes are 4' but they put a 3' under the driveway which could be causing some of the issues. Bill Hodges said he would like to be filled in on all the work that Rodney is looking at doing.

There was discussion about the need for a garage for tractors and equipment. Rodney hasn't pursued it yet because we were looking at purchasing the abandoned house next to the hall.

Diane asked Rodney if the \$1000 for the Mapleton sign included labor and he said no, that he though we'd be able to get it done.

She also asked if First Street could be striped. Rodney explained that it is too narrow and we can't widen it any further because we don't own the property.

Rodney would also like to replace the sign above the hall door with a new one but hasn't gotten a price yet.

Rhonda explained that the bulletin board across from the hall by the post office was put up by Hollis Township and the Village (with an intergovernmental agreement) was supposed to have use of it in exchange for maintaining it, which we have not done. It is in poor condition and the village clerk said she quit using it because it was leaking so bad. It probably needs to be replaced. Rhonda had an idea to build a little library/book exchange like they have in Glasford there. Clerk pointed out that the postmaster parks in front of it every day and there is no access to it most of the time.

We have an intergovernmental agreement for snow removal with Hollis Township that is renewed each year. We are looking at an Intergovernmental Agreement with Kingston Mines for water emergencies, using their driver and equipment. Rodney said he had an agreement with them to use their boom mower to cut the ditches but it hasn't been done yet.

It was also agreed we could not reciprocate with the use of our tractor and equipment since it is leased.

Rodney said we should just put the garage on the back burner.

Bill Hodges asked about the dump truck and Rhonda said we bought it for \$10,800 and have already made \$39,600 by having it.

Tractor is leased for \$3500 a year but it came in much later than expected so we aren't sure when the lease is up and when to expect a new tractor. Clerk will contact Cross Implement.

Bill Hodges was asked to take a look at the tools and equipment in the back room. Fritz is making a list of what is good and bad.

Clerk also asked about replacing the door to the office with a Dutch door with a shelf so the bottom could be kept locked so residents couldn't walk in the office and see confidential information. The door would have a shelf on it so checks or receipts could be written at the door instead of having people come in. Cost was around \$1000 when she last checked. That is for a steel door (wood costs more).

Rhonda said wages have been adjusted to \$15.00 for employees except for Water Billing Clerk and Water Payment Clerk. She would like to see everything brought up to \$15 an hour with a 3-year wage freeze.

Discussion about if Will could use the tractor to mow at the tower and Bill Hodges said his bigger tractor had no problem.

Clerk recommended looking into grants or programs to replace the lights in the hall with LEDs. She will look into it.

Patti mentioned that a tree, covered in poison ivy or poison oak fell at the water tower. Will can't take care of it because he is very allergic. Rodney said he would take care of it.

Rodney says the chain saw needs a new bar and chains. He had it looked over last year and Weiland said it is in good shape so a new one is not needed at this time.

Diana asked how much budget they would have for event planning. It was decided on \$6,000.

Discussion about Christmas Lights to hang on poles. It was agreed that there was too much expense involved and having metered electricity. Everyone thought just decorating the hall with lights and the candy cane decorations looked good and should continue each year.

Other items included a plan to put in a new floor in the hall. It is asbestos so can't be removed and must be covered. A high-quality laminate was recommended. Also, Clerk was told the seals in the windows of the hall have bad seals and should be replaced at some point in the future.

Clerk said refrigerator is starting to make a lot of noise. She will clean it and see if that helps but we might need to think about replacing it.

We might get more rentals if we spruced it up a bit.

Rhonda asked if we could rent the hall out for activities that included alcohol. Everyone thought that was not allowed in a municipal building.

Rhonda also said we should consider a new laptop for the office instead of replacing the PC that is starting to have issues.

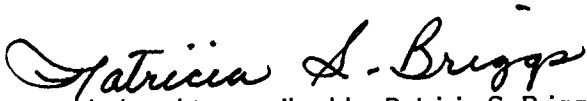
Zoning

Rhonda has included animal control, legal fees and code enforcement.

Finance

D. Additional Business

E. Adjourn Open Session at 7:12 pm



Recorded and transcribed by Patricia S. Briggs, Clerk

Approved by the Village of Mapleton Board of Trustees 09 June 2021.