

# **Village of Mapleton**

## **BOARD MEETING MINUTES**

Mapleton Village Hall, 8524 Main St.

11 July 2017 at 6:30 p.m.

*Meeting to be recorded*

- I. **Call to Order** -- at 6:31 pm by Mayor Carl Bishop
- II. **Pledge of Allegiance**
- III. **Roll Call** – Trustees Mike Beecham, Alice Dailey, Justin Egan, Brad Rusterholz were present. Treasurer Rhonda Hodges, Attorney William Connor, Clerk Carolyn Kelly and Mayor Carl Bishop were also present. Later in the meeting Mark Brining was restored to the board as a trustee, present, but not in roll call.
- IV. **Addressing the Board**
  - A. Mayor’s Announcement regarding Mark Brining Board Status – Mayor Bishop invited Mark Brining to resume his seat as a village trustee. The mayor has cancelled (rejected) the violations against him and voided his resignation.
  - B. Mayor’s Announcement regarding Liz Rensch Board Status – Mayor Bishop is reviewing her submitted withdrawal of resignation. Her status will be determined at the August regular monthly board meeting.
  - C. Levi Bishop – Mr. Bishop stated that he has been working on abatement but does not plan on moving the 1988 Suburban. Mr. Bishop felt that his property was unfairly targeted. He requests that the mayor work toward filling the village board vacancies as soon as possible.
  - D. Mavis Bishop – Mrs. Bishop stated that the mayor and village board have been in conflict for two months. She commented that the mayor’s duties are to call meetings to order, appoint committees, and cast a deciding vote in the event of a tie. As a village resident, she asks that the previous board members be reinstated.
  - E. Pat Briggs -- Return of Deposit – She said that she made a deposit on her water account 11 years ago and should have been refunded to her long ago. The Water Chair said that her account has been reviewed and the deposit will be returned. Chris Hodges, the water clerk, said the village has changed the application over the years and the village is held to the terms stated on the signed application.
  - F. Stan Bersin – Water Report – Mr. Bersin shared handouts. May 2017 we had 26% water loss. Right after that meeting a water leak was repaired on Astle Lane. Water loss is now reduced on the current billing to 600,000 gallons lost. He expects to see that number to decrease in the next month. Water loss started increasing in the quarter ending June 2016 (second page of handout). The start of a water loss problem seems to start there and worsened. The recent repair should reverse that trend. He estimated that 61,000 gallons are used yearly in the line flushing process that isn’t billed. This amount is small

and does not impact the unaccounted gallon amount. Trustee Brining asked about water use by the fire department. The Clerk said that the amount billed to them has been quite small. Beecham asked about the analysis of the water level readings in the storage tank. There is a concern that there is a leak in the seal at the bottom of the tank. It is estimated that 56,000 gallons a month is leaving the storage tank and leaking into the soil. The storage tank is steel with a glass fused lining inside and outside. The floor is concrete. Mr. Bersin recommends taking the tank out of service and repair the seal. Beecham said that maintenance is planned for the storage tank.

## **V. Consent Agenda**

*All items listed under 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 Special Board Meeting June 29, 2017 – Trustee Dailey asked what actions to take to address July Bills and Correspondence and the July Treasurer report which should have been listed as items on the consent agenda. Attorney William Connor recommends ratification of them at the next board meeting. Items will be confirmed during the August regular monthly board meeting. Dailey motioned to accept Item A under Consent Agenda. Seconded by Egan. “Yes” votes from Beecham, Brining, Dailey, Egan, and Rusterholz. Motion carried.

## **VI. New Business**

- A. Motion to refer to water committee issues regarding water compliance handling – Mayor Bishop said that the village received IEPA violation notices while Brining served as Water Chair. Current Chair Beecham said that the village has reported corrective actions to IEPA to bring the water department back into compliance. Stan Bersin reported that on June 13, the village was notified of late actions on three items. The first violation was a request for an operating permit for the generator set. The request form was submitted and IEPA has responded by issuing a permit. The second was public notice for advising our customers about the excessive copper levels. It was sent to the customers in May and reported to IEPA in June, missing the deadline. The third item was missing the deadline for the submission of our proposal for corrosion control treatment for corrective action to reduce the copper readings. Mr. Bersin has worked out a recommendation for orthophosphate to be added to the water system. All these responses went to separate departments within the IEPA, but the violation response is to be addressed to the IEPA attorney by July 28. Mayor Bishop asked how the deadlines were missed. Trustee Brining said that he had requested assistance from Illinois Rural Water for treatment and testing options, but did not receive a response. He then requested assistance from Stan Bersin regarding treatment plans. Brining did report these problems to the entire board (previous). Mayor Bishop said that he was not

notified of the problems at the beginning of his term. Bersin has a response prepared to send to IEPA. The village should expect to receive a Compliance Commitment Agreement that will most likely need to be accepted. The violations will need to be reported on the 2017 Consumer Confidence Report. No fines or legal action is pending for the village. Resident Liz Rench asked about the water quality. Bersin replied that there are no excessive copper levels in the water that is purchased; nor is it in the supply lines. The higher readings are from individual residences with copper plumbing. The village is still responsible to take corrective action so that these residences will no longer have an issue with higher copper level readings. Rusterholz motioned at the outset of this discussion to refer the matter to the Water Committee. Seconded by Beecham. "Yes" votes by Beecham, Brining, Dailey, Egan, and Rusterholz. (Second and vote came after discussion of Item B) Motion carried.

- B. Motion to refer to committee board member ordinance violations and other wrongs – Trustee Rusterholz said that he wanted to distance himself from statements made during the May 25, 2017 Streets and Alleys Committee Meeting. Mrs. Bishop handed out a transcript of a portion of the audio from that meeting. Rusterholz had audio from that meeting played for all to hear. Trustee Dailey says she was not trying to be offensive. Rusterholz asked what she meant by "other breeds." She said "white people". She was not trying to separate any people, but was concerned that *all* leaving the recreation facility be detoured safely. Rusterholz motioned to refer this to the Zoning and Code enforcement committee. Dailey asked specifically what ordinance was violated. Resident Hodges addressed all present that she felt that the situation was blown out of proportion and that this public discussion was wrong. She stated that the village attorney should not have allowed this surprise item during the meeting. Resident Herrold said that she has been in the village for 25 years and has observed a lot of unprofessionalism from all in this town. Mayor Bishop said that he is against racism and that all should be treated equally. Mayor Bishop requested this issue be referred to a committee. The zoning and code enforcement committee is comprised of Justin Egan and Brad Rusterholz. Egan stated that he is unaware of what ordinance was violated. Attorney Connor pointed out that there was a motion on the table to discuss the issue in a committee meeting, not a board meeting, and that no one had yet seconded so that is the reason why the discussion was continued. Trustee Beecham said the audio was just publicly played. He stated that this was a Streets and Alleys meeting and discussion during that meeting was regarding a safe detour. Egan stated that this would be best handled during a committee meeting. Dailey asked Liz Rench (former trustee) what she took out of the meeting. Rench said she did not construe Dailey's comments as racist. Beecham seconds the motion to refer the matter to zoning committee for further discussion. "Yes" votes from Beecham, Egan, and Rusterholz. "No" from Brining, Dailey. Motion carries. Attorney Connor states that Robert's Rules (cited as a meeting guide in the ordinances) has a procedural for dealing with board member infractions. Beecham said the issue was not presented in a manner to be considered by a committee. It was presented publicly by the Mayor instead of following a process.

- C. Motion to Appoint Replacement Board Member (if needed) -- Mayor Bishop said that this item will not be considered this evening.
- D. Mayor's Announcement regarding Clerk -- Mayor Bishop said that the Clerk needs assistance, mentioned water billing. He said that Pat Briggs had previous experience and asked Ms. Briggs if she would like employment. She replied that the village does not have the money to pay all these employees. Mayor Bishop asked if she would be saving more money if she did it herself. Chris Hodges said that she was hired as an assistant to all but the Village did not want the expense for the hours. The current clerk's time has been diverted to filling many FOIA requests.
- E. Motion to approve/disapprove Mayor's announcement regarding Clerk – No need to consider
- F. Motion to Hire Office Assistant – No need to consider
- G. Motion to approve Ordinance setting regulations on liquor establishment gaming and establishing machine fees – A current Mapleton Liquor License Holder has requested another license. Attorney Connor passed out an ordinance regarding gaming. Beecham motioned to move these items to the August board meeting agenda; seconded by Dailey. "Yes" votes from Brining, Beecham, Dailey, Egan, and Rusterholz. Motion carried.
- H. Committee Assignments -- Mayor Bishop stated that Trustee Brining will be vote only until all the issues are reviewed. Beecham countered that Brining's past experience and knowledge would be helpful to the water department. Egan agreed and that actions could only be taken with the permission of the Water Chair. Mayor Bishop said a committee would be reviewing his status with the water department.
- I. Motion to approve updated Water Operator Contract – Attorney Connor said that the water operator contract was extended only through the end of July. Connor handed out a revised contract. Fred Rench did not receive this proposed contract before this meeting. Water Chair Beecham said that he and Rench are still negotiating a contract to be presented to the Mayor at a later date. Beecham said this needs to be discussed in a committee meeting with Mr. Rench present to discuss the terms. Brining was concerned about the line about the 24 hour call out availability. Dailey motioned (at 1:45:55) to accept terms of the old operator contract as a temporary contract that will be effective through September 12. Seconded by Brining. "Yes" votes from Brining, Beecham, Dailey, Egan, and Rusterholz. Motion carried. Current back-up person is a general employee. Brining said he has contacts for a certified water operator as back-up.
- J. Bond for Finance Chair – Treasurer Hodges said the Finance Chair needs to have a bond. Egan will work with the treasurer for a bond.

## VII. Committee Reports

- A. Streets and Alleys – (Brad) – Rusterholz has no report since there have been no committee meetings. One is to be scheduled in the future.
- B. Health and Water – (Mike) – Beecham reports that the department is resolving the

IEPA violations. A committee meeting will be held in the future regarding planned maintenance projects. Storage tank maintenance is a priority.

- C. Zoning – (Brad) – Zoning Chair will need to confer with committee members and legal counsel. Beecham stated that as a neighbor to 8604 West First Street he has noticed a marked improvement. Rusterholz would like to have access to the inside of the home. Several people stated that this would be very hard to obtain. Rusterholz said that the resident has not addressed all the issues within the stated time frame and the warning has expired. The next step is to ticket or fine. Inoperable vehicle determination was discussed. Egan said the vehicle must move under its own power. Discussion about the wood business at 10108 S Maple St. Previous board and attorney had said it was agricultural. Residents have asked Code Enforcement to check on issues at other village addresses. Brining also spoke about Atherton (water hauling) extenuating circumstances. Attorney Connor has prepared a letter to Matheson.
- D. Finance – (Justin) – Egan stated that names on the Village bank accounts are Egan, Hodges and Kelly. Dailey asked about 2017-2018 budget posting. The appropriations ordinance was passed before the budget had been posted for 30 days. The appropriations ordinance will need to be voted on the August agenda. Mayor Bishop stated that he felt that equipment rental billing was not correct. Hodges stated that 1099 forms were issued and that all work hours are signed off by the committees. Mayor Bishop countered that the equipment rental should be to a contractor with their own tax ID number. Dailey likened the equipment fee to a rental of equipment from Pekin Rental. The mayor would like to be invoiced for each individual job and that the village issue a PO to keep track of the jobs. Treasurer showed the 1099's to the mayor. (over a 20-minute discussion). Dailey asked if the village posts a listing of all people who receive money from the village. The treasurer said that this has not been done and will check to see if this is required. Mrs. Bishop stated that Mr. Calhoun and Mrs. Rench had reported that \$26,000 disappeared from the Streets and Alleys budget. Liz Rench said that this was a budget change only and that no actual money is missing. Mayor Bishop stated that he thought there was too much money budgeted for snow removal and that the work could be done at less expense with a four-wheeler. He stated that village could buy or lease new equipment instead of having the township clear the roads. He wants all departments to practice good money management to increase the savings.
- E. Liquor – (Carl) – Mapleton Mini Mart has requested the granting of a Class A liquor license. An ordinance has not been presented for amending the current liquor ordinance. Item to appear on the August agenda. If gaming is pursued, a separate section will be placed in the restaurant. Some changes to the interior of the structure will need to be in place before machines can go in. Patti Monks asked about having a full number of trustees on the committee.

**VIII. Mayor's Report – (Carl) – No Report**

**IX. Old Business**

- A. Vacating Frontage Road – Attorney – Attorney Connor stated that he found a helpful statement in a petition for water service in 1994 about the village not providing road improvements. Dailey asked if research had been done at the courthouse on the property ownership. He recommended searching through similar records within the village. The document presented was for MG Industries on Wheeler Road.
- B. Ordinance declaring village truck as surplus – Attorney – Attorney distributed Ordinance 2017-0711-01. Motion to approve from Egan; seconded by Beecham. “Yes” votes from Brining, Beecham, Egan, and Rusterholz. “No” from Dailey. Motion carried. Finance committee can auction or direct sale. Attorney Connor urged committees to be utilized to make decisions for their areas.
- C. Purchase of the Culvert Pipes – Mayor Bishop said the purchase has been completed. Ratified by approval of the expense in Bills and Correspondence
- D. Purchase of Leak Detection Equipment for Water Department – Mike – Beecham said that leak detection equipment purchase is needed due to water loss and older supply lines. Water committee will present costs at another meeting.
- E. Purchase of Google G Suite Email Subscription for all Village of Mapleton users – Clerk – Kelly said that this was discussed in the June meeting. 9-10 accounts will be needed in G-Suite and administered centrally (most likely clerk). The cost will be \$45 to \$50 per month. The administrator would have access to all e-mails, essential for FOIA requests and to retrieve information after employee dismissal. Beecham would appreciate village business no longer being sent to his private e-mail. Beecham motioned to accept a G-Suite subscription for the village. Seconded by Rusterholz. “Yes” votes from Brining, Beecham, Egan, Rusterholz. “No” vote from Dailey. Motion carried.
- F. 8707 & 8606 West First Street and other addresses with Code Violations – Zoning will need to meet to discuss ongoing violations and village recourse. Absence of asbestos does not need to be cleared before demolition. A court order must be obtained before requesting demolition bids. Zoning will need to issue the proper citation against 8707 West First St. for unabated nuisances. Motion to move forward with violations on West First Street from Egan; seconded by Rusterholz. “Yes” votes from Beecham, Brining, Egan, Dailey, Rusterholz. Motion carried. Zoning has approval to proceed.
- G. Approval of Bid for Front Door Repair and Locks for Inner Door – Mayor Bishop thought that costs were high. The Village can purchase their own residential grade locks. The repair bid for the front door will be separately sought. Treasurer Hodges said that we could also look into electric key fobs to unlock interior doors.
- H. Village Truck and Mower Purchase – Carryover from June meeting. No one prepared to discuss. No mower will probably be needed for this season.
- I. Changes to Village Hall Rental Agreement – Review Form – Was discussed during June

meeting. Longtime residents said that no one was ever charged for use of the hall for after funeral gatherings. Dailey said that while she served as clerk, no resident was ever charged for this type of use. Egan motioned to accept the form with the addition of "Fee waived for Mapleton residents only." Seconded by Dailey. "Yes" votes from Beecham, Brining, Egan, Dailey, and Rusterholz. Motion carried and the form is approved.

**X. Additional Business (if any)** – Brining asked about the progress of the review of a submitted withdrawal of resignation by Liz Rensch. Mayor Bishop said that he will be able to report on this during the August Board Meeting. Attorney Connor said that Mari Marchant will attend future board meetings.

**XI. Announcements –**

**XII. Adjourn Open Session** – Motion to adjourn from Egan; seconded by Brining. Meeting concluded at 10:38pm. Meeting length 4 hours, 6 minutes.

Prepared by Carolyn Kelly, Village Clerk  
Approved 8/8/2017