

Village of Mapleton
Public Hearing Minutes (Approved)
Village Hall

13 June 2018 at 6:00 p.m.

Meeting to be recorded (The first 15 minutes were not recorded due to error)

PLEASE SILENCE YOUR CELL PHONES!

1) Call to Order at 6:15 pm

- a) There was a discrepancy between the meeting time published in the newspaper of 6:15 pm and the meeting time published by the Village of 6:00 PM.

Roll Call: Mayor, Carl Bishop; Trustees, Mike Beecham (late) Mark Brining, Mark Foust, Liz Rench, Rodney Smith and Harvey Stidham (late). Also Present, Patricia Briggs, Clerk; Rob McCoy, Village Attorney

2) Public Hearing on proposed annexation agreement

- a) Carolyn Austin explained that they are running a wedding venue and there is also a rental home on the property. They are asking for a zoning of A-1 which would fit the use of this property. They are asking for a pre-annexation agreement with the Village of Mapleton which would place the property under Mapleton zoning and enforcement. This agreement is effective if they become contiguous with the village boundaries. Currently, there are two properties between the Corner Farm and the Village. Carolyn explained that there are six to eight other neighbors on Maple Ridge and McCumber who would like to annex into the village as well.

Carolyn was asked why they are wanting to annex into the village and she explained that Peoria County style of government doesn't work for them. She was asked if she has had or is having legal problems with the county of Peoria and she said, "no", it is more of a communication issue.

Carolyn's attorney stated that if they annex they will go through our codes.

Liz Rench reminded Carolyn that no water can be offered to the Corner Farm nor any of the properties on Maple Ridge or McCumber due to the Village's agreement with T-L Water. Village Attorney stated that the agreement will be changed to show that no services will be included in the agreement. The village will not provide water, streets, alleys or sewer.

Carolyn stated that all the properties are on wells and they don't expect any other services from the village.

There was discussion about the benefit of the village growing in that direction and being able to govern those properties.

Resident Caroline Kelly asked what happens to the agreement if the property was sold to someone else during this twenty-year agreement. The attorney explained that the agreement would go with the new owner. Liz Rensch asked how long this agreement would last and the attorney stated that by statute it is a twenty-year agreement. Liz Rensch stated that four or five years ago the village wasn't allowed to do this. The Village attorney doesn't know why we were told that as the Statute limits out to 1.5 miles or a reasonable area outside the village.

Caroline Kelly asked if there is a tax benefit and the village attorney explained that there would be no benefit until they actually annexed into the village. Liz Rensch asked what the benefit was for the village and the village attorney explained that the property goes under the village rules and permits during the twenty-year period.

Caroline Kelly stated that she couldn't see the properties becoming contiguous and was concerned about the costs to the village.

Our attorney stated that there was discussion with the board to see if there was interest in pursuing this and they agreed.

He explained that the Village of Mapleton is not incurring any costs in the pre-annexation agreement. All costs have been at the expense of the Corner Farm. There was an agreement presented to the Village, which was signed by the Mayor, disclosing that the firm of Miller, Hall & Triggs was representing both the Village and Corner Farms (different attorneys). Corner Farms has agreed that if it becomes necessary, Corner Farms will hire a different firm to represent them, thus taking the conflict out of play.

It was asked if the Event Center is classified as an actual business that taxes are paid on. Carolyn stated that it is taxable. She explained that if Peoria County made the property A-1 it would open up the possibility of putting in a gas station, which the County doesn't want. The village would get no tax revenue until the annexation actually took place, but they would get any permit fees for building or demolition or liquor license. The village would not have any legal liability if a liquor license is given as they carry dram insurance.

Harvey Stidham made a motion to adjourn and was seconded by Mark Brining.

3) Adjourn Open Session at 6:25 p.m.

Transcribed by Patricia Briggs, Village Clerk

Approved by the Board of Trustees and the Mayor on July 12, 2018