

Village of Mapleton
REGULAR BOARD MEETING MINUTES
Wednesday, November 9, 2022
6:00 p.m.

This meeting to be recorded.

- 1) Call to Order at 6:02 pm by Mayor, Liz Rench
- 2) Roll Call: Trustees Present-Bill Hodges, Diana Merritt, Rodney Smith, Harvey Stidham, Andrew Wallen(by phone). Absent: Sarah Wambold. Also in attendance: Clerk, Patricia Briggs; Treasurer, Rhonda Hodges, and attorney Lane Alster. A quorum was present.
- 3) Pledge of Allegiance to the Flag
- 4) Approval of Minutes
- 5) Minutes from regular Board Meeting October 12, 2022
Bill Hodges motioned that October 12, 2022 Board Meeting Minutes be approved, seconded by Harvey. Viva Voce vote was unanimous for approval.
- 6) Minutes from Committee Meeting November 3, 2022
Bill Hodges motioned that November 3, 2022 Committee Meeting Minutes be approved, seconded by Harvey. Viva Voce vote was unanimous for approval.
- 7) Approval of Bills and Correspondence
 - a) October 12, 2022 – November 9, 2022
Harvey Stidham made a motion to approve the bills and correspondence and was seconded by Bill Hodges. Viva Voce vote was unanimous for approval.
- 8) Approval of Treasurer's Report
- 9) Public Comments
Residents who wish to speak should raise their hands to be recognized. All comments should be pertinent to items on the agenda and shall be limited to three (3) minutes.
Jim Robertson, Hollis Park District was not able to attend.
- 9) Old Business
 - a. Holiday Luncheon
Diana stated she would bring two turkeys and two pies (pumpkin & Pecan)
Board and employees will contact Diana about what they will be bringing.
 - b. Splash Pad at Butler Haynes
Clerk informed the board that she had spoken with Jim Robertson and the water will not run continuously. There is a button that has to be pressed and the water runs for about 45 seconds.

The park district will pay for a new meter and installation if the board agrees to a reduced rate for water. Rodney asked if there would be a valve with a timer so people couldn't go in the park at night and keep running the water.

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

a) Finance Committee – Andrew Wallen

Andrew didn't have anything except the change to the water software that are later in the meeting. Rhonda stated that the ordinance approving the tax levy is done and will be voted on later.

b) Health & Water – Bill Hodges

There is a water leak at 8205 W First St. Apparently when they ran the fiber optics they hit the water supply and we lost a lot of water. This may be looking into getting restitution for the break and loss of Water.

Clerk explained that our monthly losses have been over 50% for the past 3 months. Some of that is a result of the problems with the tower, but not all of it.

c) Streets & Alleys – Rodney Smith

Rodney explained that cleaning and repair to Astle Lane turned into a fiasco. They dug in there to lower the tube under the drive but there is a 6" difference and the fiberoptic line runs the length of the ditch. We could have lowered it 3' but the gas lines were also in the way.

We couldn't take it out to put the tubes in. If we get rip rap, we'll put it at both ends to keep it from filling up. He said they're cleaning ditches at Spring Street to get water running into the ditch. The house at the top of the hill, the tube runs under the road. He said he didn't know who to contact about cleaning out culverts but thought Mark Brining had used someone. Clerk and Treasurer both thought we used Walker. They use high pressure hoses to clean out, but it only works on small tubes.

Liz asked Rodney where he is getting the rest of the dirt for the fill next door. He said the cemetery has about 6 loads for us. He put a couple of loads at the back of the hole, as they were very wet, and he didn't want to put it in the hole.

We have three tubes left.

He also found the tree across the road on W. First Street when he left for work so came back and got the equipment to get it out of the way.

d) Zoning and Code Enforcement – Diana Merritt

Diana took pictures of the properties we're watching and gave the following updates:

Astle Lane looks pretty good although the dumpster is still there.

Main/Spring St. – working on it, put a new wall, door, etc. Looks a lot better

Spring St. – car parked where it shouldn't have been. Truck being worked on too. Need to continue to

take pictures to send to the judge.

Storage Place on Wheeler Road still has two motor homes, licenses expired, and an old truck. Lane said he talked with him after the last meeting, and they are trying to get things moved. Diana remarked that there is still a lot of wood piled up and Harvey thinks he's splitting it and taking it to sell it.

Liz stated that the 3rd house down on Main has furniture sitting in the front yard (towards the rec center). On First street there has been a refrigerator on the street for over a month and isn't secured. Diana – Property on First street has so much stuff she doubts you could even walk through it. She was told we have worked for many years to get the property improved.

Resident stated that the residence on Spring Street (last property) is storing cars in his backyard. Attorney Lane explained that we don't want an ordinance to keep people from working on cars, as long as they aren't very visible it should be an issue. She also asked about people living in garages and was told we don't really have an ordinance for that.

Liz stated she had spoken to the resident on Spring Street & First about the vehicles and he explained that the truck is broken down and he is working on getting it fixed. The other vehicles belong to his girlfriend, and they are working on them but they are not operable or licensed so they need to be in a garage. Bill said we are issuing warning before we start fining people.

Storage Pod on First street. It was explained that the resident is remodeling a room in his house and is storing everything in the pod. Diana will call him, and clerk provided her with his number. Liz also stated there was a camper or travel trailer on the road on First Street.

e) **Liquor**

Liz asked if J & B Butler's was still in operation as she hadn't seen much traffic around there. She was informed that it is open.

11) **Mayor's Report – Liz Rench**

Nothing

12) **New Business**

10) a) **Ordinance 2022-11-09-1 Tax Levy**

Harvey Stidham made a motion to approve Ordinance 2022-11-9-1 Tax Levy and was seconded by Bill Hodges. Viva Voce vote was unanimous for approval.

b) **Solar Farm**

Clerk and treasurer have had calls about the property asking what the history of the property on W. First Street was. It was explained that it had been farmland as far as anyone could remember, never

had any buildings on it, etc. They asked if it had flooded and was told it is in a flood plain but no one remembers it ever flooding. They asked about mine shafts and were told we had no idea. Alice Dailey said there used to be an entrance to a mine shaft on the property but she doesn't know if it was filled in or not. Clerk told them to contact the Corp of Engineers as they might have historical data.

c) Metal Detector for water department

Trustees agreed we need a way to detect water lines as well as fiberoptics and gas line. Clerk said as she was doing research, she found that the cost of having someone come out and do GPS positioning of water lines and valves would cost over \$40,000. She was also told that a run of the mill detector would not reach down as far as we needed, that a commercial grade detector would work better. Cost of \$800 to \$1000. The engineer she spoke with said we should look into a portable ground searching radar, which runs about \$16,000. Clerk stated she needed someone more knowledgeable than her to look into the right equipment and Harvey said he would look into it.

Bill stated he met with our water engineer and someone from the chemical company that will provide us with orthophosphate. He said it would be up and running soon.

d) Changing our water rate schedule

T-L will be raising our water rates and we wanted to make sure we were going into it in good shape. Clerk stated she did some research and every city except one had lower rates for industrial use than we do. There was a lot of discussion and the question was asked if we could raise industrial O&M amounts since they put the most use on the infrastructure Lane will look into whether we can do that or not. Clerk also said that other cities had a higher rate for water than residential so apparently that would be a consideration. Lane will look into this.

e) CUSI payment portal addition to water software

Clerk explained the benefits of the change. Highlights are residents could pay their bills online, anytime of the day or night; they could look at their bills and usage three years back. They can find and print a new bill if they lost theirs. They could look to see if they paid or not; a link to the payment portal can be put on our website; new applicants and apply and pay deposits online. The trustees are for this change; however, the mayor is against it as well as a resident in the audience. It was explained that no one would be forced to use it but there is proof that people are more likely to pay bills on time when they can pay whenever they want to. Rhonda thinks people that haven't signed up for e-billing might utilize the portal. Postage is going up again so however much we can do online the better. Liz asked if we had to vote, and no vote was held Andrew asked clerk to include a survey with the December Newsletter to see what interest there is.

13) 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.

14) Announcements

15) Additional Business if any

16) Adjourn Open Session

Diana Merritt made a motion to adjourn and was seconded by Bill Hodges. Viva Voce vote was unanimous, and meeting was adjourned at 6:50 pm.

Recorded and transcribed by Patricia Briggs, Clerk

Patricia A. Briggs

Approved by the Village of Mapleton Board of Trustees 14 December 2022

APPROVED