

Village of Mapleton
REGULAR BOARD MEETING MINUTES

Wednesday, September 8, 2021

6:00 p.m.

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

1) Call to Order at 6:05 PM by Mayor, Liz Rench

2) Roll Call by Clerk

In attendance: Liz Rench, Mayor; Trustees: Bill Hodges, Diana Merritt, Patti Monks, Rodney Smith, Harvey Stidham. Andrew Wallen was absent. Also in attendance: Patricia Briggs, Clerk; Rhonda Hodges, Treasurer and attorney, Lane Alister.

3) Pledge of Allegiance to The Flag

4) Approval of Minutes

A. Minutes from Regular Board Meeting August 11, 2021

~~B. Minutes from Committee Meeting September 2, 2021 (Meeting Canceled)~~

Bill Hodges made a motion to approve Minutes from Board Meeting August 11 and was seconded by Rodney Smith. Board vote was unanimous to approve Minutes.

5) Approval of Bills and Correspondence

A. Bills & Correspondence (August 12 through September 8, 2021)

B. Correction to Bills & Correspondence (June 10 through July 14, 2021)

Amount was incorrect for Elias, McGinnis & Seghetti.

Bill Hodges made a motion to accept Bills & Correspondence and was seconded by Rodney Smith. Board vote was unanimous to approve Minutes.

6) Approval of Treasurer's Report

A. Treasurer's Report

Bill Hodges made a motion to accept the Treasurer's Report and was seconded by Patti Monks. Board vote was unanimous to approve Minutes.

7) Public Comments

Residents who wish to speak should raise their hands to be recognized. All comments should be pertinent to the current discussion and shall be limited to three (3) minutes.

Alice Dailey asked why the village had an employee working if he is permanently disabled. Rhonda stated that this could be a problem with our workman's comp insurance. Fred stated that he would step down if we wanted him to. Resident asked why we need a certified water operator? Bill Hodges explained that we have to test water, and may be testing chemicals at some point. In the event that we do have to add chemicals we will have to have a certified water operator and Fred is a class Mayor stated that he is only 70% disabled. Bill explained that there are lots of guys who are disabled who still have jobs. Attorney Alster stated that it was not appropriate for an open meeting. He also said we should check with workers comp. before approving and signing Fred's contract. Tabled contract until next month.

8) Addressing the Board

A.

9) Old Business

A. Committee Assignments

Mayor Rench explained that the board failed to vote on the committee Assignments at the last meeting. She then read off the committee assignments made at the last meeting:

Health & Water: Bill Hodges, Chair; Rodney Smith & Diana Merritt, associates.

Zoning: Harvey Stidham, Chair; Rodney Smith & Patti Monks, Associates

Streets & Alleys: Rodney Smith, Chair; Bill Hodges & Andrew Wallen, Associates.

Finance: Andrew Wallen, Chair; Harvey Stidham and Diana Merritt, Associates.

Liquor: Liz Rench, Commissioner; Harvey Stidham and Patti Monks, Associates.

Bill Hodges asked why she took Patti off as Finance Chair. Liz explained that Andrew is young and she is giving him an opportunity to learn. Diana stated that she doesn't think someone who is new should be a chair, that it should be someone who has been on the board for a while. She thought Liz should keep Patti on as chair, and Bill agreed. Liz asked that it be tabled until October as she wants time to study the committees.

B. Intergovernmental Agreement with Kingston Mines

Attorney Alster stated that it is not ready yet. Put on the Agenda for October.

C. Purchase of 8514 W. Main next to village hall

Attorney stated that the title work has been ordered but is not back yet.

D. Weiner roast

Short discussion about what is planned, including providing soda, treat bags for kids, hot dogs, etc.

E. Water Operator Contract -

Attorney asked about vacation time for the water operator. The contract doesn't provide for real vacation time. He asked about prorating or the water operator getting paid full salary if he was gone. Harvey and Bill said with 18 years of experience, he should just get the \$600 a month with no prorating for vacations. Attorney explained that is a breach of the contract since he is being paid for being on call. Bill said that for just a couple of weeks a year we ignore vacation. Contract will be updated and presented at the October board meeting.

F. Furnace for Hall

Rodney asked that this be taken off Agenda until he asks the Clerk to put it on at a future time.

G. Doors for Hall

Rodney said the doors have been ordered and he was informed they had to order a few items to get for and will be a couple of weeks.

H. Painting the Hall

Rodney explained that they plan to start painting the outside of the hall next week. He was waiting for the weather to cool down before starting to paint.

I. Status of Ordinance Violations

Harvey stated that someone had cut the grass at the Astle Lane property. Attorney Alster explained that everyone had been served and he will be in court next week to get the final order. Then the board can go in and do what they

want with the property and a lien put on it next month or even later this month.

W. First Street – Attorney Alster said the court has entered an order allowing us to be on the property and do what they feel is necessary to secure it so the board doesn't have any liability. Harvey stated he would like to talk to the owner and give her a list of what needs to be done. Rhonda suggested that the board members go up and actually look at the property before deciding what needs to be done. It was confirmed that the vehicle could be removed from the property if it does not have current registration/license plates.

Main Street property - Attorney Alster stated that he could not find a mortgage on the property and the owner is paying the taxes. The board can file a petition stating that it is unsafe. We can get him served as being dangerous and unsafe like the other two and get the right to go on. He explained that he hadn't been given the direction to order the title work to see who we need to file the suit against. The board approved getting the title work done.

Spring Street – Bill from the bar asked for the Board's help and Liz called the right person at Peoria County and they told her they will have a detective check it out. Clerk confirmed that if vehicles aren't currently licensed the village can start towing them. Harvey explained that the resident doesn't honor the judgement that was put in place and that the property is a total pigsty. Attorney Alster stated that we can go in at any time and make the whole amount due and owing without a payment plan, but that doesn't solve anything, as he has no money. Clerk asked why the village wasn't going after the owner for not taking care of the property since his name is on the title. The attorney said we should write a ticket and send it to the owner, and then file a complaint if nothing is done. (Bill left at 7:45, back at 7:49.) Harvey will get with the clerk to write a letter and send a ticket.

Resident asked about the taxes and liens on the house next to office and what the village would have to pay to get the title. Attorney explained that the taxes and liens go away, because the property has been abandoned. Once the village owns the property, we can file an exemption.

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

A. Finance Committee – Patti Monks

Rhonda stated she got a list from auditor from stuff we already sent. She got IEPA loans so we have an amortization schedule.

B. Health and Water – Bill Hodges

Bill explained that he got information about a cost study sent to him about our water. This will break down our expenses, for free, to help us understand future costs of our water. Bill will look more into and see if we can't get some help with the loop of asbestos pipe and get it replaced.

He brought up a resident who is consistently late with water payments but keep paying. Clerk informed him that the resident had honored the agreement for payments and was up to date.

Bill stated that the new heat pump at the water tower building got put in at a cost of over \$7000. He said it is a lot of money, but it isn't just an air conditioner, it is very efficient and replaced one that was put in in 2004.

C. Liquor – Liz Rensch

Nothing to report.

D. Streets and Alleys – Rodney Smith

Rodney said that the sealcoating was done. His plan now is to just stay on our projects like getting ditches mowed.

Liz asked why our sealcoating wasn't sprayed with oil like they did on Tuscarora Road. Rodney explained that we didn't have enough money to get oil put on it.

E. Zoning and Code Enforcement – Harvey Stidham

Clerk shared a complaint about a property on Fawn Ridge that has not been mowed by the owner all summer. Several of the residents have been mowing it, but they would like for the property owner to take care of it instead. Clerk explained that she sent a registered letter to the property owner which included the violations but the owner never picked it up or accepted it so it was returned to us. The attorney said he will send the clerk a letter they have used in other villages and then send a copy certified as well as one through regular mail.

11) Mayor's Report – Liz Rench

Nothing to report

12) New Business

A. American Rescue Program (Where does the money go (Streets or Water)
There was discussion about what can and cannot be included. Clerk stated she had an email address where we could send explanation of projects we would like to have done and they would let us know if it was approved under the program. It was suggested that we involve our Water Engineers to see if they have information we can use.

B. Bank Signatures – Table until next month when committees are confirmed.

C. Monthly/Yearly subscriptions - Clerk explained she hadn't had time to get a list together but will present one at the next meeting.

D. Increase Credit Card –

A short discussion took place explaining that we pay many things now on line, as there is no way to send a check. Since this is happening more often, the credit limit of \$1500 is not adequate all the time and it was suggested raising the limit to \$2500 or \$3000. We pay no interest on this card, as it is paid off every month. Diana Merritt made a motion to increase the credit card limit to \$3,000 and was seconded by Rodney Smith. Viva Voce vote was unanimous. Approved

E. Heat Pump for Water Tower (Already discussed)

F. New Ordinance Violations to Address (Already discussed)

G. Ordinance 2021-09-08-01 American Rescue Plan

Harvey Stidham made a motion to approve 2021-09-08-01 and was seconded by Diana Merritt. Viva Voce vote was unanimous for approving.

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

Liz explained that she would like to allow residents to choose their cable/internet provider but the village has a franchise agreement with Telstar. ITV3 has fiberoptic lines in place throughout the village but have not established service due to our agreement with Telstar. The attorney suggested that we contact representatives from both companies and to terminate the franchise agreement with Telstar. Clerk is to send copy of the Telstar agreement to the attorney.

Clerk explained that the QuickBooks payment program would not work with residential customers. She suggested using Square instead, which would cost 2.6% + \$.10 per transaction. Diana has used Square in her business and will meet with the clerk to go over it. Clerk also stated it only works with a cell phone or tablet. She reminded the board that the topic of a cell phone to be used for texting trustees and employees as well as customers has been discussed previously. This will be put on the Agenda for October and clerk will look at cell plans.

Rhonda has given the Clerk the forms for employees and/or trustees to sign to have paychecks direct deposited. She feels the small charge will be offset by not using checks, envelopes and stamps.

16) Adjourn Open Session

Motion to adjourn by Bill Hodges and seconded by Diana Merritt. Adjourned at 7:39 pm.

Patricia S. Briggs

Recorded and transcribed by Clerk, Patricia S. Briggs.

Approved by the Board of Trustees of the Village of Mapleton on 13 October 2021