

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

Board Meeting  
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*This meeting to be recorded.*

**1) Call to Order by Mayor, Liz Rench at 6:02 pm**

**2) Roll Call**

In attendance: Mayor, Liz Rench; Trustees, Diana Merritt, Rodney Smith, Harvey Stidham, Andrew Wallen and Sarah Wambold making a quorum. Absent, Bill Hodges. Also in attendance: Patricia Briggs, Clerk; Rhonda Hodges, Treasurer and attorney Lane Alster.

**3) Pledge of Allegiance to the Flag**

**4) Approval of Minutes**

a) Minutes from regular Board Meeting February 9, 2022

b) Minutes from Committee Meeting March 3, 2022

Andrew Wallen made a motion to accept minutes as presented and was seconded by Rodney Smith.

Vive Voce vote was unanimous. Minutes were approved.

**5) Approval of Bills and Correspondence**

a) February 10, 2022 through March 9, 2022

Rodney Smith made a motion to accept Bills & Correspondence as presented and was seconded by Andrew Wallen. Vive Voce Vote was unanimous. Bills approved.

**6) Approval of Treasurer's Report**

Diana Merritt made a motion to accept the Treasurer's Report and was seconded by Harvey Stidham. Vive Voce Vote was unanimous. Report approved.

**7) 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.***

**a) Don Stanton**

Don explained that he wants to build a Morton building on his empty lot to store old cars and tractors, etc. He doesn't want to put it on the lot with his house, as that would make it too 'busy'. Attorney Alster explained that since both lots are rated R-1, he cannot build a storage building on an empty lot, as according to the village code, there must be a primary residence on the lot in order to add a building to it. The best thing he can do is to pin both lots together and then he could build a storage building on the other side of the property. This can be simply done through the county and Attorney Alster gave him the form he would need in order to do this. Once that is done, then he can apply for a building permit.

Don also was concerned about his property taxes being significantly more than others in his subdivision. Alice Dailey gave some explanation but he was he could start by getting an appraisal on his property and then appeal through Hollis Township.

Don then explained that he owns an auto towing company and would be glad to help the village remove vehicles that are in violation at no cost to the village. Harvey will talk with him further about some potential towing.

**b) Russ Rumbold – Audit**

Russ went through several pages of the audit and explained the findings. (The audit is available for perusal in the office.) He stated he had submitted the AR and financial to the Illinois State Comptroller's office. He also explained that he had met with Rhonda in the office and updated/posted to general ledgers.

**c) Rhonda Hodges:**

Rhonda explained that she knows the village doesn't have an event permit, but she would like to start a lawnmower poker run in the village to raise money for Ronald McDonald House. She explained why it is a charity close to her heart. She also stated she would pay a permit fee if necessary. She said other cities have done these and raised money for a charity and they did quite well. They even decorate the lawnmowers and offer prizes for the best decorated lawnmower. Attorney Alster stated that he will provide a permit form that we can modify for the village. The board thought any fee for this would be waived. Clerk will put on the agenda for next month.

**d) Erickson's re: kennel on property (Boswell's)**

Since neither of the Erickson's were present, clerk explained they had asked about setting up building on their property to run a dog boarding kennel. Clerk had explained to them that since they have an R-1 (residential) zoned property, it would not be permitted.

**8) Old Business**

a. Ranger Specs or truck: Rodney and Harvey both think a truck would be more useful than a ranger. They would like to keep in in the \$15,000 or a bit higher range. Rodney explained that he had given it a lot of thought and wants to keep the large dump truck so a smaller truck without a dump body will work well. He would like to eventually put a salt box and a blade on the big truck so we can take care of our own streets. He also believes it is instrumental in cleaning out the ditches. He will get with Bill Hodges and come up with some comps on trucks.

b. Food Pantry – No answers today (Andrew has someone who can help us get needed information).

c. Towing cars from Spring Street –

There are currently 6 – 8 cars that are on the right-of-way. Many of them are junk cars. Harvey feels that two years has been more than enough time to get the car situation under control and wants to start moving them out. Attorney Alster said if they're on the right of way and are unlicensed, we can remove them and let the tow driver do it. Tow drivers usually have officers with them on-site when they are doing

tows so there shouldn't be any issues. If the vehicles are registered, we can't tow them. Rhonda stated that the map says they're all on the right-of-way. Towing agent will follow all regulations. Harvey will work with the tow company to get started.

d. Cameras are working, but not recording.

After a discussion and Andrew shared that it would be at least \$200 for a new hard-drive it was decided it was better to just get a new system.

Rodney Smith made a motion to purchase a new camera system with hard drive for up to \$500 and was seconded by Diana Merritt. Viva Voce vote was unanimous. Motion approved.

#### **9) Committee Reports (No motions can be made during reports)**

##### **a) Finance Committee – Andrew Wallen**

Andrew –

Andrew decided they would utilize the next Committee Meeting (April 7<sup>th</sup>) to work on a budget.

Rhonda asked that every department let her know the goals for the next year prior to the meeting so she knows where we need to be.

Alice Dailey shared that since the training building for the electrical union was going to get a tax exemption, the village would be losing some revenue.

##### **b) Health & Water – Bill Hodges**

The subject of raising the rate for reading meters was brought up but tabled since Bill wasn't available.

##### **c) Liquor – Liz Rensch**

**Nothing to report**

##### **d) Streets & Alleys – Rodney Smith**

Rodney is trying to get something done with the road on Monk's Lane. The ground is too soft and there isn't enough base so it keeps deteriorating. And, by the water tower is just turning into gravel. Rhonda thought the road past Deer Trail was in better shape. Rodney said it had been repaired previously.

Liz pointed out that the maintenance workers had put up three posts by the hall so the garbage trucks stayed off of the grass. It was discussed as to whether some markers on the curve of Monk's lane would also help keep the garbage trucks off the shoulders. Rodney thinks we just need to get the shoulder stiffened up and put some rock in the corner

He also thinks we might need to dig a deeper ditch by Harry Hodge's place and it needs to be angled to go to the creek instead of onto the road. He said we're probably going to have to do some cleaning on W First street again as one of the culverts is full again.

Culvert problem on private drive off of Vicki Lynn. Rodney checked it out and said it shouldn't be a problem because the resident has plenty of dirt against the house and the tube is lower than the house so it must be soaking in and then going into the basement. Water table is very high in this location and he's been fighting water in his own home. He can't see where the tube is the cause of their problem, as the water is running between the two houses but he will take another look.

Andrew stated that he had looked at gov.deal and 2004-2500 trucks are going for \$7500 and dump trucks aren't bringing anything in so we're better off to keep the dump truck.

Alice asked about getting gravel by the mailbox on Wheeler Road and was told they would get some rock there.

**e) Zoning and Code Enforcement – Harvey Stidham**

Harvey will call Mr. Tow to get rid of the cars on the right of ways to get junk cars out of there. Some things have been picked up in the front, but the back still looks pretty bad. As soon as we're ready, attorney will do a notice to appear. He thought we might want to wait to see what happens when we start towing cars.

Clerk has been sending registered letters to tenant and owner with accumulating fines for the Spring Street property. She also sent a notice to Astle Lane as there is still a bunch of stuff out there. If it doesn't get cleaned up, we'll be taking him to court again. We do have authorization to send people to Astle Lane to do cleanup and then lien the property for the amount of cleanup done. Rhonda has information about people she has used to do cleanup of property that she will share with Harvey.

(Sarah out 7:04 in at 7:05) Regarding the Main street property: Harvey stated that it is an eyesore and a rodent haven. Attorney Alster explained it takes a long time to get a foreclosure through and since the mortgage company is taking care of the cleanup, they are saving the village money and we can just wait to see what happens. Mayor and Clerk talked with the head of the cleanup company this week and they are planning to tear off the front porch and put up a new platform and stairs with rails. They have already removed the illegal sunroom and are trying to get permission from HUD to remove the "carport" since it is not built to code. They are removing the privacy fence next week and then will be hiring someone to come in and level off the property to get rid of holes. There is still a lot of exterior work to be done and they don't have authorization to move into the house yet but stated the house is in fairly good repair.

Rodney asked about the house on First Street and the abandoned truck. Attorney Alster said he had received a call from her attorney and wants to wait to see what she is planning before we go ahead and do anything on that property.

Harvey talked to the property owner on Mapleton Road & Monk's Lane, and he is going to work on cleaning up the property.

**8) Mayor's Report – Liz Rench**

Liz explained that she and the clerk talked about maybe doing an ice cream social this summer with a bags tournament with prizes to bring people in. We would also do a barbeque.

Mayor of Kingston Mines brought in some donated kitchen utensils, pots and pans that we'll be going through over the next week. Clerk got rid of all the old China out of the kitchen cabinets for \$20.

**9) New Business**

**a) Audit Results**

Overall, the audit had no surprises. Russ Rumbold had gone over it earlier in the meeting.

Andrew Wallen made a motion to accept the 2020-2021 audit and was seconded by Rodney Smith.

Viva voce vote was unanimous. Audit was approved.

**b) Increase for Water Meter Reading**

Bill wanted to raise it and everyone said no. (Table to next month)

**c) Adjust garbage amount**

This is to fix the \$3716.00 discrepancy that has been ongoing since 2015. We originally discovered that our software was not set to charge the correct amount and that was fixed. Rhonda has spent a lot of time trying to figure out why garbage was so short and where the money had gone, but has not been able to do so. The decision needs to be made whether to transfer money from General or Water to Garbage to correct it. Diana Merritt made a motion to move \$3,716 from General fund to the garbage fund to correct the deficiency and was seconded by Harvey Stidham. Viva Voce vote was unanimous and treasurer will transfer the funds.

**d) Truck or Gator**

Rodney wants Bill to be involved in looking for a truck.

**e) Ordinance 2022-03-09-01 Garbage Increase**

This ordinance will be a \$.50 per month raise in garbage rates starting April, 2022 and increasing by \$.50 per month each year through December Raise garbage \$.50 a month through December, 2024 in order to balance the books. Andrew Wallen made a motion to approve Ordinance 2022-03-09-01 and was seconded by Diana Merritt. Viva Voce vote was unanimous. Ordinance was approved.

**f) Ordinance 2022-03-09-02 Increasing amount before Bids are necessary.**

The clerk nor the attorneys could find an ordinance regarding the \$5,000 limit the board has been using before getting bids. The State of Illinois rule is for public works of \$20,000 or more it goes out for bid unless a super majority of the board votes to not do so. Liz remembers an older mayor setting a

policy of \$5,000. This applies only to public works projects like water tower, streets, etc. For other projects it is up to the board to make a decision as to whether get estimates or bids.

g) Charge for broken transmitters - \$135

Residents have a responsibility to maintain village property/equipment that is on their property. If the transmitters are destroyed, residents will be charged \$150.00 to replace them. Clerk will have an ordinance ready for the next board meeting. We have had a lot of broken transmitters and the village cannot continue to pay for the transmitter and the labor to replace them. Residents should flag or make note of where the meters/transmitters are to avoid mowing or driving over them. The price of transmitters will be going up so it was agreed we should order 10-15 to have on hand. We need to replace three now.

h) Raise cleaning hall to \$75.

Liz recommended having the hall cleaned once a month and raising from \$50 to \$75 per time. Andrew Wallen made a motion to increase cleaning the hall to \$75 and was seconded by Rodney Smith. Viva Voce vote was unanimous. Motion approved.

i) Donating money for Kingston Mines Easter Egg Hunt prizes \$200 for bikes, helmets, pads, etc.

Harvey Stidham made a motion to donate \$200 for the Kingston Mines easter egg hunt and was seconded by Rodney Smith. Viva voce vote was unanimous. Motion passed.

**10) 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.**

**11) Announcements**

**12) Additional Business if any**

Harvey asked when we might get title to the house next to the hall and the attorney said probably in April. He also said we could go ahead and clean up the brush and junk around the house.

**13) Adjourn Open Session**

Harvey Stidham made a motion to adjourn and was seconded by Andrew Wallen. Unanimous vote for adjournment at 7:36 PM.



Reported and transcribed by Patricia Briggs, Village Clerk

# VILLAGE OF MAPLETON BOARD MEETING

## MARCH 9, 2022

ATTENDANCE		Motion: Andrew Wallen made a motion to accept Minutes from Board Meeting February 9, 2022 and Committee Minutes from March 3, 2022 and was seconded by Rodney Smith		Motion: Rodney Smith made a motion to approve Bills & Correspondence for February 10, 2022 to March 9, 2022 and was seconded by Andrew Wallen.	
Quorum Present?	YES	Present	Absent	Ayes	Nays
<b>MAYOR</b>		<b>MAYOR</b>		<b>MAYOR</b>	
Liz Rench	X	Liz Rench		Liz Rench	
<b>TRUSTEES</b>		<b>TRUSTEES</b>		<b>TRUSTEES</b>	
Bill Hodges		Bill Hodges	X	Bill Hodges	
Diana Merritt (6:03)	X	Diana Merritt		Diana Merritt	X
Rodney Smith	X	Rodney Smith		Rodney Smith	X
Harvey Stidham (6:04)	X	Harvey Stidham		Harvey Stidham	X
Andrew Wallen	X	Andrew Wallen		Andrew Wallen	X
Sarah Wambold	X	Sarah Wambold		Sarah Wambold	X
Pat Briggs – Village Clerk	X				
Rhonda Hodges, Treasurer	X				
Attorney, Lane Alster	X				
		<b>MINUTES WERE APPROVED</b>		<b>BILLS &amp; CORRESPONDENCE APPROVED</b>	

# VILLAGE OF MAPLETON BOARD MEETING

## MARCH 9, 2022

Motion: Andrew Wallen made a motion to approve the Treasurer's Report and was seconded by Rodney Smith.			Motion: Rodney Smith made a motion to purchase a new video security system for up to \$500 and was seconded by Diana Merritt.			Motion: Andrew Wallen made a motion to approve the 2020-2021 Audit and was seconded by Rodney Smith.		
<b>MAYOR</b>			<b>MAYOR</b>			<b>MAYOR</b>		
	Ayes	Nays		Ayes	Nays		Ayes	Nays
Liz Rench			Liz Rench			Liz Rench		
<b>TRUSTEES</b>			<b>TRUSTEES</b>			<b>TRUSTEES</b>		
Bill Hodges			Bill Hodges			Bill Hodges		
Diana Merritt	X		Diana Merritt	X		Diana Merritt	X	
Rodney Smith	X		Rodney Smith	X		Rodney Smith	X	
Harvey Stidham	X		Harvey Stidham	X		Harvey Stidham	X	
Andrew Wallen	X		Andrew Wallen	X		Andrew Wallen	X	
Sarah Wambold	X		Sarah Wambold	X		Sarah Wambold	X	
Treasurer's Report was approved			PURCHASE OF SECURITY SYSTEM WAS APPROVED			AUDIT WAS APPROVED		



# VILLAGE OF MAPLETON BOARD MEETING

## MARCH 9, 2022

Motion: Diana Merritt made a motion to move \$3,716.00 from General to Garbage to balance account and was seconded by Harvey Stidham.		Motion: Andrew Wallen made a motion to approve Ordinance 2022-03-09-01 raising garbage rates incrementally over three years and was seconded by Diana Merritt.		Motion: Andrew Wallen made a motion to increase the payment for cleaning the hall to \$75 and was seconded by Rodney Smith.	
Ayes	Nays	Ayes	Nays	Ayes	Nays
<b>MAYOR</b>					
<b>MAYOR</b>					
Liz Rench		Liz Rench		Liz Rench	
<b>TRUSTEES</b>					
<b>TRUSTEES</b>					
Bill Hodges		Bill Hodges		Bill Hodges	X
Diana Merritt	X	Diana Merritt	X	Diana Merritt	X
Rodney Smith	X	Rodney Smith	X	Rodney Smith	X
Harvey Stidham	X	Harvey Stidham	X	Harvey Stidham	X
Andrew Wallen	X	Andrew Wallen	X	Andrew Wallen	X
Sarah Wambold	X	Sarah Wambold	X	Sarah Wambold	X
Move \$3,716 from general to garbage was approved.		ORDINANCE 2022-03-09-01 APPROVED		APPROVED	

# VILLAGE OF MAPLETON BOARD MEETING

## MARCH 9, 2022

Motion: Harvey Stidham made a motion to donate \$200 to Kingston Mines to be used for bicycles and safety equipment for the Easter Egg Hunt. He was seconded by Rodney Smith			Motion: Harvey Stidham made a motion to adjourn and was seconded by Andrew Wallen.			Motion:		
	Ayes	Nays		Ayes	Nays		Ayes	Nays
<b>MAYOR</b>			<b>MAYOR</b>			<b>MAYOR</b>		
Liz Rench			Liz Rench			Liz Rench		
<b>TRUSTEES</b>			<b>TRUSTEES</b>			<b>TRUSTEES</b>		
Bill Hodges			Bill Hodges			Bill Hodges		
Diana Merritt	X		Diana Merritt	X		Diana Merritt		
Rodney Smith	X		Rodney Smith	X		Rodney Smith		
Harvey Stidham	X		Harvey Stidham	X		Harvey Stidham		
Andrew Wallen	X		Andrew Wallen	X		Andrew Wallen		
Sarah Wambold	X		Sarah Wambold	X		Sarah Wambold		
APPROVED			ADJOURNED AT 7:36 PM					