

# Village of Wapella Board Meeting

Wednesday, July 31th, 2024

Village Hall – 7:00 pm

Meeting called to order by Village President, Dennis Klatt.

## **Pledge of Allegiance**

### **ROLL CALL:**

#### **Present:**

Dennis Klatt  
Mark Miller  
Jane Buraglio  
John Goergen  
Sean Holland  
Steve Mahrt – Attorney  
Robin Morrow - Clerk

#### **RESIGNED:**

Jake Simons  
Carl Spath

#### **Absent:**

N/A

## **Approval of Minutes**

Motion made by John Goergen to approve minutes from June 19th meeting. The second was made by Mark Miller. All voting yes. Motion approved.

## **Bills:**

Jane commented that some of the bills had already been paid and there are some double bills. Motion made by John Goergen to approve the bills as presented to the board. The second was made by Jane Buraglio. All voting yes. Motion approved.

## **Department Reports:**

### **STREETS & ALLEYS: Jane Buraglio**

#### **Storm Clean Up**

Wapella suffered another direct hit storm on July 15, 2024. EMA was in town early the next day evaluating the damage and taking pictures. Thank goodness it wasn't as bad as June 29, 2023. Four houses ended up with substantial sections of trees on them. An Ameren light pole on the corner of Maple and Walnut Circle snapped at the base. Portions of the town lost power briefly. Many limbs came down in residential properties. Jane wanted to thank Kevin Mandrell for the helping hand on Tuesday with his bucket truck. He showed up early in Wapella and the men got to work quickly removing portions of village trees from two houses. She believes brush pick up continued for the rest of the week while trying to continue the regular jobs that needed to be done.

## Town Clean Up

Alter came Monday to take away the metal roll off. It was filled pretty much to the top with 8 ¼ tons of scrap metal. The Village earned \$419.00. This is the third time we have done this. A lot of residents contributed scrap metal.

## Hydrant Flushing

Hydrant Flushing began on July 22nd and ended at 9:30 am on July 25th. The only thing that tends to slow up hydrant flushing is the pressure at the water tower. If it gets too low, they must stop flushing. Jane heard very few complaints. We had one phone call at the shop from a resident that had no idea we were flushing hydrants. She heard Robin got a complaint and sent me a picture of brown water. Jane believes we do a pretty good job of notification. It's on Facebook and on the website. Fliers were posted at all the businesses, the post office, the hall and various other places.

## New Meter Installation

St Patrick's has been having issues with extremely low water pressure. Hale Mechanical was called and eventually came to the Village suggesting that the problem might be related to the old meter. Greg asked if he could go ahead and install a new auto read to see if that would solve the problem. The new meter did not cure the low pressure. Our men finished the new installation by putting in a new hub and lid. Paul designed an attachment to test the water pressure on the village side and when used Greg agreed that the pressure is perfect. The problem is somewhere on St Pat's side, and Jane is not sure if the issue has been repaired.

## Risk Assessment Meeting – DeWitt County Multi-Jurisdictional – All Hazards Mitigation Planning Committee Meeting.

Jane is still completing forms for the Mitigation Planning Committee. One form is titled Changes in Land Use and Development. She is very happy to check the box YES to the question is there any development planned or under consideration within the next five years. Several houses planned for Valerie Lane are a good sign of growth. Paul arranged for a generator company representative to come to Wapella. Paul and Jane met with him, toured both facilities and discussed what we were looking for at the community center and at the village shop. Jane should have some good estimates by the next Mitigation meeting.

## Shop Ceiling

Jane asked if everyone remembered the pictures she had passed out of the shop ceiling about 3 ½ years ago? So much stuff was being stored in the attic above the shop on a makeshift floor made of plywood. That space was not intended to be load bearing and the weight of everything that was hauled to that area literally caused the ceiling to bow. Paul and Toby installed bracing in the shop area to keep the ceiling from caving in until everything could be removed from the attic. The bracing was periodically lifted, and Jane is happy to say the bow in the ceiling is gone. Bracing has been installed in the attic and the problem has been solved.

### John Deere Tractor

Rex was mowing last week and could not understand why the fuel gauge was flashing and indicating out of fuel even though he had just filled the tank. A technician from AHW came and determined the fuel gauge sensor had gone bad. This is the second time. The first time it was still under warranty. Not this time. If you remember, the fender was cracked last year and was replaced under warranty. The fender recently cracked again. It is still under warranty and since the tech had to remove the fender to lower the fuel tank, he ordered the fender and replaced it on the same trip.

### Lot 4 Valerie Lane Water Service Installation

After Jane collected the Agreement and payment from Zach Koons, GA Rich completed the water service installation to Lot 4 Valerie Lane. She had a conversation with Mr. Koons about the service proposals for the four lots on the short side of Valerie Lane. He asked if it was possible to run a tap between two properties, install a tee and run a meter service off the end of each tee allowing just two main taps instead of four. Jane said she would ask Matt. Jane was told this is not recommended simply for pressure reasons. If Mr. Koons is interested in cost savings, the proposal allows for those savings by having two or more water service installations installed on one mobilization. Jane passed this information on the Mr. Koons.

### Annexation of HNC/Potini Group LLC property

Jane has collected the Agreement for Water Service installation and the payment of \$10,770.00. She also received the signed Petition for Annexation. On Saturday she will be mailing approximately 20 certified letters with return receipts to each Trustee of the Wapella Fire Protection District, the V. Warner Library District, the Clintonia Township District and the Clintonia Township Road Commissioner. The Annexation Ordinance will be on the August 21, 2024 agenda for approval.

### Parking Issue

Jane has heard complaints about the parking situation at the exercise business at Walnut Circle. Parking in front of this business is very limited and the overflow parking is crowding the street for through traffic as well as blocking other business driveways. In some cases, patrons are parking on other private property while attending this business. In the winter it can be a challenge to get the snowplow through this section of Walnut Circle. As she understands it, we can regulate parking on village streets with an ordinance. Jane is happy this business is thriving, and she doesn't want to cause any hardships for them, but we must do something about the parking in this section of Walnut Circle. The exercise business does not own the property. The owner of the property has plenty of room to provide parking at the rear of the building. Jane has seen that whole lot filled with parked vehicles behind the building when they hold events. She wanted to bring this to everyone's attention and will discuss it further at the next meeting.

Mark stated that he had spoken with Steve and the village can possibly do an ordinance on this.

**HEALTH & SAFETY: Sean Holland**

Movie in the park this Saturday. The volleyball court has been redone. New sand has been brought in. Tournament scheduled for Saturday.

Steve Evans has been ill. He is doing well but won't be back in the park until first of September.

Park Light #13 Replacement – Jane had given Sean copies of the emails to LEDone showing she opened a claim to have Park Light #13 replaced. It appears to still be under warranty.

Nelson did some tree-trimming in the park. Some limbs were getting kind of low.

Judy Burris is looking to have garage sale at community center.

Brandon sent Sean info about a company in Waynesville that could possibly help with the parking lot at the community center.

**WATER: Open**

Jane stated that she pretty much covered water with her street report.

**ZONING: Mark Miller**

Chris Bartel is looking to put up another self-storage building on his property. Another 20-unit building.

Ordinance/Zoning Complaint

Situation on 113 Valerie Lane. Over the last three weeks Jane has been dealing with an ordinance complaint regarding an RV parked in a backyard on Valerie Lane being used as living quarters. She contacted our attorney to see what in our Code could be enforced to have the RV removed. Steve drafted letters to the property owner and the RV owner citing our Zoning Code definition of a dwelling. The evening of the letters being sent, the owner returned to the property and forced the owner of the RV to remove it. Jane still sent the standard ordinance violation letter for garbage and an unlicensed vehicle to the owner yesterday.

A second situation and complaint about property was brought to Jane's attention. 9531 Thorps Road was issued a permit for a garage and fence. The property is at the south entrance to Valerie Lane. This property now has at least 14 cars in the backyard and by all appearances appears to be a car lot and a business. There are also unlicensed cars sitting along the road outside the fence. Jane stated she can send the standard unlicensed vehicle ordinance violation letter, but her question is how many cars, licensed or unlicensed, can be parked on a residential lot? This is going to be another situation where she believes a letter from the attorney citing zoning violations would be more effective in abating the situation than a standard ordinance violation letter.

Mark stated that his conversation with the homeowner mentioned that a fence was put in and his own lift will be brought in as well. Mark stated that there needs to be a survey of the property and the neighbor's property based on the dispute.

Discussion continued about the basis of residential verses industrial zoning and number of cars allowed on a property.

**FINANCE ( Jane Buraglio / Pat Good )**

**Overall Account Balances as of June 30, 2024**

<b>General Fund Checking</b>	<b>\$ 75,184.04</b>
<b>Park CD (DeWitt Savings)</b>	<b>\$ 57,335.30</b>
<b>Police CD (DeWitt Savings)</b>	<b>\$ 18,746.20</b>
<b>Water Fund Checking</b>	<b>\$ 61,542.95</b>
<b>Motor Fuel Checking</b>	<b>\$ 89,968.52</b>
<b>Water Project Fund</b>	<b>\$ 64,705.86</b>
<b>Restricted Debt Service</b>	<b>\$ 9,475.76</b>
<b>Short Lived Asset Account</b>	<b>\$ 50,376.37</b>
<b>Total:</b>	<b>\$427,335.00</b>

The Water Project Fund is required to deposit \$172/mo into the Restricted Debt Service for 10 years until the is \$20,640 in the account. The Water Project Fund is required to deposit \$2,289 per month into the Short Lived Asset Fund for the life of the USDA loan until 2058.

We have received our 1st distribution of property taxes from the DeWitt County Collector. \$30,653.99 was deposited into the General Fund this week.

**WATER OPERATOR: Steve Westerfield**

Nothing to report.

**DRAINAGE: John Goergen & Jane Buraglio**

John mentioned the drainage covers project. Jane stated that we should probably start with a quote. This is not something the village would do but we could reach out to TKS for quotes.

**Drainage Projects**

There are still two more projects that were approved in 2023. The North First Street project and the S Oak Street project. Jane still has not heard when those will be scheduled. Our first clue may be when we receive a Julie locate.

**Drainage District Repairs**

This is just a reminder. Jane received a complaint from a resident about various Wapella Drainage District areas in the village that need some repairs. She gave this information to

John last month. Jane is hoping there is a quote for the Drainage District to get these problems repaired.

**CLERK: Robin Morrow**

Nothing to report.

**FOIA OFFICER: Robin Morrow**

Nothing to Report

**WEBSITE: Jane Buraglio**

All updated. No issues

**PUBLIC COMMENTS/Village Organizations:**

No Comments

**NEW BUSINESS FOR DISCUSSION, APPROVAL, AND POSSIBLE VOTE:**

- 1) Appoint John Goergen to Head of Water Department.

Dennis stated that he would like to appoint John Goergen to Water. Therefore, he is now over Water and Drainage effective as of this date.

- 2) Discussion and possible vote to approval to adding Section 130.22A “Prohibition on Animals Running at Large” Ordinance

Jane found out that the Village does not have a leash law in our code. We only have something covering animals that are vicious. John asked why this is being brought up now. Dennis asked Jane to explain why this came up. She explained about an incident with two residents who have dogs and there was an issue with one dog attacking another dog. A complaint was filed. Jane shared the report with the board. The incident happened on July 8<sup>th</sup>. The resident that filed complaint did not take her dog to vet. The neighbors offered to help pay for any vet bills, however, there were none. There is no reason to deem any of the dogs as vicious and Jane stated that they were following Tony’s lead on this after all investigations and interviews had been completed. Dalton Spencer and his fiancé were at the meeting. The resident filing complaint was not in attendance. Animal Control was in attendance. Question was asked to confirm that the addition to the ordinance covered dogs and cats. Answer was yes. Steve mention that there needed to be a correction about the definition of “dog or cat running at large”. Words were stricken as it was redundant. Steve also stated that the minimum fine is \$100 which lines up with the city of Clinton. Animal Control representative stated that they were trying to get all surrounding counties lined up to be the same.

Tony from Animal Control gave a brief background about his position and his position with the County.

Jane stated that the village would be doing their budgets in September and if there were going to be any additional charges to cover Animal Control Services to please be advised.

John Goergen made motion to approve the addition of Section 130.22A to “Prohibition on Animals Running at Large” Ordinance. Second made by Mark Miller. All voting yes. Motion approved. # 2024-7-31

3) Discussion and possible vote to approve the proposal from GA Rich to clean the inside of the Aeration Tank and the Backwash Tank.

Jane explained the proposal and the work to be done by GA Rich to clean the Aeration and backwash Tank. She explained they have all the proper equipment, and that Steve highly recommends it.

John Goergen made a motion to approve the proposal from GA Rich to clean the inside of the Aeration tank and the Backwash tank. Jane Buraglio made second. All voting yes. Motion approved.

4) Discussion and possible vote on easement/sale of land on lot 4, Walnut Circle.

Mark presented a copy of Duffy’s survey showing the piece of land in question. Duffy got a survey and legal description of the land. Steve drew up a document regarding the easement and it had been presented to Duffy, however, he did have some concerns.

Mark explained what those concerns were to the board regarding the revokable easement. He also explained about the irrevocable easement and how that would work in future with a new owner. Per Mark, this becomes an issue with allowing fencing on the easement and the issue with security and protection for other’s property when in Duffy’s possession. The other issue was the concern with the right of access.

Duffy was under the impression he was going to be able to purchase the property. Per Jane it is .11 acre.

Dennis brought up the access to the detention pond. Jane stated that this should not affect that access.

Mark stated that bids would have to go out on this property if put up for sale and not just sell to Duffy. Jane stated that she could look into the lot value of that property before sending out to bid. Steve mentioned that even though you ask for bids, the board does not have to accept highest bid. They could reject any bid. Mark stated that Duffy is still thinking about how to proceed. Jane will work on coming up with an amount.

Steve mentioned that there is a process and the advertisement must run in paper for 3 weeks. John's input is that he did not see any issue with granting an irrevocable easement or selling. Mark will continue to work on this with Duffy to determine how to proceed.

Motion to adjourn made by John Goergen. Second by Sean Holland. All voting yes. Motion approved.

Meeting adjourned @ 8:05pm

Respectfully submitted by:

Robin Morrow, Village Clerk