

Village of Wapella Board Meeting

Wednesday, May 21st, 2025

Village Hall – 7:00 pm

Meeting called to order by Village Clerk, Robin Morrow.

Pledge of Allegiance

ROLL CALL:

Present:

Mark Miller
Jane Buraglio
John Goergen
Sean Holland
Steve Mahrt – Attorney
Robin Morrow, Clerk

Approval of Minutes

Motion made by John Goergen to approve minutes from April 16th, 2025, Village Board Meeting.
Second made by Jane Buraglio. All voting yes. Motion approved.

Bills:

The board discussed some of the bills that were presented Motion made by Jane Buraglio to approve the bills as presented to the board. The second was made by John Goergen. All voting yet. Motion approved.

Department Reports:

STREETS & ALLEYS: Jane Buraglio

Kubota – We have been having trouble with the regen on the Kubota. Normally they leave it running when the regen warning light comes on and it can work through the regen process. The light would not go off. We ended up taking it to German-Bliss and the tech could not determine a problem. While it was there, we had a new carrier bearing installed. The Kubota acted up again and it is now at German-Bliss to see if this time the problem can be found. It will probably be there for a week or two.

Our final payment on our John Deere Tractor is in September. It is a 2014 Kubota. We may be looking at replacing this Kubota. German-Bliss is having some sales right now and Jane is sure, if needed, we can get some good quotes. We do need that third mower.

Back Pac Sprayer: Jane has approved getting a Back Pac Sprayer from Farm & Fleet. It is not in yet. Paul is expecting a call. This will be in addition to the sprayer we mount in the Gator to use along the railroad tracks and various other places around town. The Back Pac sprayer can be used mainly around the shed area to control the weeds. It will be easier to use.

Concrete Spoils: Jane is happy to tell the board that we were able to have three truckloads of broken concrete hauled away from the debris pile. If you go by you can see quite a difference. Wapella Township

is using this concrete on some projects they are doing. We told them they can have all they want. So that now totals 33 truckloads hauled away from the site since she has been on Streets. There is a lot more debris yet to be removed. This all came from the new water main project.

CCR Report Mailing: Jane hopes everyone got the recent mailing informing all the customers about the Annual CCR Report. We always use this opportunity to include various ordinances of importance and some community event announcements. If anyone has suggestions for the next mailing, please let me know.

Illegal Dumping – TV – Red Truck: This month we inherited another large TV. Someone will have to plan to attend the electronic recycling event in Clinton on Saturday, June 28 from 9 am to Noon. TVs cost \$20 each.

NO Parking signs – Elm Street & Walnut Circle: There was an issue of someone pulling up the Julie flags along Elm Street each time we planned to get the NO Parking signs installed. Jane learned someone was telling the residents that the village was checking for field tile, and the flags were only good for a week. None of that was true. This delayed the project. Finally on the 3rd Julie, the flags were left alone and the signs got installed. The IStake locator onsite told the men that there is a \$10,000 fine for pulling Julie Locate flags. Something to keep in mind. The last two signs were installed on Walnut Circle.

NO Parking Places Ordinance 70.42 Village Code – In addition to the NO Parking signs placed in various areas around the village, we do have a NO Parking Places ordinance. It specifies many places other than those marked with signs where it is illegal to park a vehicle.

HEALTH & SAFETY: Sean Holland

There has been a lot of action going on at the park lately. There were 4-5 vehicles on the basketball court. Paul and Rex installed a fence to keep cars off the court. They also installed some posts to keep vehicles off the trail, but then one of the posts was found bent. It has been repaired again.

One of the Port-a-Pots was tipped over during the strong windstorms.

John asked about what the status of the swings was. Jane stated they we do have them, and they just need to be put in. Discussed painting the shed or maybe siding it with metal. Jane stated that needed to get quotes.

John asked about the ballfield lights and wondered who was actually turning on the lights for the games. He just thought he had seen the lights on when they really weren't needed.

Mark asked about the charcoal grills. YES had used them and one is getting pretty bad. Thought maybe they may need to look at replacing it. Sean will look into it.

Sean asked about the dunk tank at the Legion Hall. Jane stated that they took it, and it now belonged to them now. We will not be getting it back. Mark stated that it was in pretty bad shape.

WATER: John Goergen

Jane had a few Water issues that she discussed during her street report as long as John didn't mind.

Auto Read Tablet: We borrowed Brian Blue's Auto Read equipment last month to see if we can figure out why there has been so much difficulty collecting the meter reads with our current equipment. It gets worse each month. This time they collected 185 out of 225 meters. Not good. The men must constantly get out of the truck with the handheld readers to get readings from flooded pits or from under cast iron lids. We discussed last month the possibility of having to replace our equipment and Brian said he could get us a

good price. Core & Main are getting us the 11" plastic lids. Jane was at the shop yesterday when we called Devin Peterson from Kamstrup. She thinks they worked out a few issues. Jane asked Devin if he could arrange to stop at the shop and he will be here tomorrow at 9 am. She plans to be there. Hopefully the Water or Street Chairman can be there, too, so we can make introductions and answer questions during this transition.

Hydrant Flushing May 5, 2025: Hydrant Flushing began on May 5th and went well. The flushing was finished on May 7th. Jane believes everyone had plenty of advance notice if they read their water bills and saw the fliers. She had one frantic phone message at the hall from a new resident declaring an emergency. She was sure her softener malfunctioned and flooded the street. It happened to be the last hydrant that Rex did on Wednesday. She had never experienced hydrant flushing before.

The following items were discussed during John's report:

John stated that there was a leak discovered over by the old shed in the alley between Elm and N. Chestnut. They are not sure where it is coming from. He said it doesn't seem to be horrible, but it will be fixed. Jane added that IRWA Chuck Woodworth. Chuck from IRWA came to the shop to give some additional training on using our locator. They also asked him to look at a suspicious area of standing water in the alley between Elm and N Chestnut. After locating all the water services and lines in the area, he determined there is a leak, but it is so small that his equipment could not specifically locate it. He could only give a general area. It might be losing a gallon an hour. If the Water Chair chooses to have our crew fix this leak, it will be exploratory work to first find the leak.

John brought up the Roger Massey situation when they hit a waterline when putting in their electricity at 702 Walnut Circle. He also said that that was the GA Rich bill for that repair. Jane also commented that we are so fortunate to have GA Rich as our contractor to fix emergency main breaks and repairs. They come quickly, they are extremely experienced and are very fair. Paul makes one phone call, and they are on their way. This repair was very difficult mainly because the area of the dig was not compacted rock. The walls of the hole collapsed three times. GA Rich had the right equipment to shore up the walls to make the area safe.

Jane stated that she did pass out a copy of the FOIA request for 700 Walnut Circle. She contacted the Health Department because there was a request to put in a septic. The person at the Health Department did state that they had just inspected it. She did send pictures and there seemed to be discrepancies with the work that was being done. It was stated that there may need to be an oil separator.

Jane did issue a Stop Work Order for 700 Walnut Circle: Jane asked a question for Steve. This stop work order was sent to the contractor that Roger Massey was using to install the illegal water service to the new building. We are usually aware of work like this due to Julie requests. What happens if he just changes contractors again? Steve stated that the Stop Work Order to both the owner and the contractor. Steve asked if the county would enforce the septic issue. Jane was not exactly sure. Jane will ask them. If not, Steve stated that it may need to be reported to the EAPA.

ZONING: Mark Miller

Mark reported that he had a request for a permit for a fence. After visiting the property he found they were just replacing a deteriorating fence, therefore, no permit was needed.

Mark also stated that Tom Brames property on S. 4th and Rt 51 has a new Realtor. The Realtor had contacted him with several questions about the property. The property is actually three parcels of which two are Commercial and one is Residential. He referred her to the Zoning Ordinance of what can or

cannot be put in there. The property is listed as Commercial/Residential. She had mentioned that the Brame family had told her that there was some time agreement with Casey's that another gas station could not be built on that property. Mark can find no record of anything being recorded by any previous village boards. Mark stated that there would be several people involved when the property sells and depending on what will actually go in there. He just wanted to give everyone a heads-up.

DRAINAGE: John Goergen

Nothing to report.

CLERK: Robin Morrow

Everyone will need to do the Security Awareness training and turn in the certification of completion. Also, the FOIA and Open Meetings will need to be completed by everyone. You can go to the Secretary of State website to find those and just turn in your certificates of completion when done. Everyone should also have a Statement of Economics that will need to be completed and turned in as well. Jane stated that if they are turned into her that she can get them to the County Clerk's office.

FINANCE (Jane Buraglio / Pat Good)

Overall Account Balances as of April 30, 2025

General Fund Checking	\$109,983.14
Park CD (DeWitt Savings)	\$ 57,335.30
Police CD (DeWitt Savings)	\$ 18,942.61
Water Fund Checking	\$ 22,746.48
Motor Fuel Checking	\$ 87,866.75
Water Project Fund	\$ 76,469.96
Restricted Debt Service	\$ 11,196.61
Short Lived Asset Account	\$ 73,271.48
Total:	\$457,812.33

Tax Levy Extension 2024/2025: We received the 2024/2025 tax extension. Our EAV was up a little higher than she predicted, but our village tax rate is the \$.65 she estimated. We did leave some money on the table under the corporate line. We do need to consider doing a Truth in Taxation this year. Jane is pretty sure our EAV is going to increase just under 10%.

ARPA Funding: Jane will be transferring the last repayment of the ARPA Funds to Water Fund next month. That will take place before the end of the fiscal year.

IMLRMA Requires Adoption of Early Return to Work policy: We received an email from Megan Toth, the IML Risk Management Program Coordinator. She said IMLRMA is requiring all municipalities to adopt an Early Return to Work policy by September 1, 2025. Steve reviewed the example policy and drafted one specific for the Village of Wapella. It will be on the agenda next month so we can all address this.

FEMA PA Notification – Project #739982 Closeout: Our FEMA Project for the Debris Removal from the tornado on June 30, 2023, has finally been closed out. If you recall, we received the initial reimbursement of \$59,815.35 in November 2024. The final claim is for Category Z where Jane accounted for all the time she spent on paperwork, attending FEMA meetings and taking pictures and documenting GPS coordinates for all the damaged village trees. That documented time is worth a reimbursement to the village, and we should be collecting that soon since the project has been closed out.

RMA Closed Out Claim: RMA closed out the claim Jane mentioned last month. They were unable to contact the insurance collector. She was told to let them know if we got another letter.

Audit: Jane met with the auditors on Friday the 16th. Neal Kuester came with John from his office. She was glad to see Neal. They worked from 9 am to just after 5 pm. John and Robin both stopped in and could see all the records she had ready for them. They gave her several check lists to work on after they got the electronic records from our Treasurer. Jane was thanked for being so organized. We are going to meet one more time on May 30th.

Brenntag – Uncashed check from 2017 - \$1,484.06 – Claim: Jane got a letter from Brenntag regarding an uncashed check they issued to the Village of Wapella in 2017 for \$1,484.06. She+ got financial records at the shop, so she will be researching there this weekend to see if she can come up with the invoices that might pertain to some overpayments. Jane got a form to fill out to submit a claim before July. Otherwise, the money gets turned over to the Secretary of State as unclaimed cash.

IEMA-OHS Sub-application for Notice of Funding Opportunity (NOFO) for the Hazard Mitigation Grant Program (HMGP) – Deadline to submit is June 20,2025: Jane has been attending the DeWitt County Multi-Jurisdictional All Hazard Mitigation Planning Committee meetings since October 2023. 15 local entities are members of this committee, including the Village of Wapella and the Wapella Fire Department.

DeWitt County EMA applied for and received a planning grant from FEMA to update the County's hazard mitigation plan. The purpose of the process, mitigation is any sustained action that reduces the long-term risk to people and property from natural and man-made hazards and their impacts. We all had the opportunity to write into this plan actions that we would like to see us establish to help during emergencies and disasters like the tornado that impacted Wapella June 30, 2023.

Some of the projects we have in our plan for Wapella include an emergency standby generator for both the community center, the village maintenance shed and the village hall.

We all received notification from Andrea Bostwick-Campbell, the Emergency Management Service Manager, that IEMA-OHS has put out a Notice of Funding for the Hazard Mitigation Grant Program funding. The first round of funding requires the full sub-application to be completed and returned to IEMA-OHS by the closing of business on Friday June 20, 2025.

Jane has a 32-page application to complete (unless someone else would like to do this). She knows she can get some help on the County and contacts she has on the State level to help her complete the application. She must come up with the quotes for the projects. Paul arranged for some of those meetings, and she plans to work with him again to get updated quotes in the next few weeks. By our June meeting, the sub-application should be submitted.

USDA Civil Rights Inspection: Steve Westerfield and Jane met with Julie Beer and Dwight Reynolds from the USDA. We have our loan for the new main installation with the USDA. There is something that was signed in the loan about equity from what she understood, and this is partly what has prompted the

inspection to make sure we are compliant. Julie Beer is the Area Specialist who manages our loan. She asked Jane to provide certain documents annually, such as the budget, the audit, a certificate of insurance and various other forms.

They filled out several forms during this inspection. The highlights were based around accessibility, specifically here at the village hall. Jane needs to complete an Accessibility Transition Plan form and detail the work to be done, an estimated cost and an estimated date of completion.

The highlights so far - We must provide an accessible parking space in front of the village hall which will involve losing one parking space so that we can do some striping and paint an accessible logo on the street. We should post an accessible sign on the building. We should fix the raised portion of the front door entrance. Our doors are wide enough, but we need to change the front door handle and the storm door handle to a lever handle. The big project will be remodeling the bathroom for accessibility. This will all take time. Julie will email Jane a list of other things that were discussed, and she will fill everyone in next month.

WATER OPERATOR: Steve Westerfield

Nothing to report.

FOIA OFFICER: Robin Morrow

Nothing to report.

WEBSITE: Jane Buraglio

Jane has to put a logo on the website.

PUBLIC COMMENTS/Village Organizations:

Dennis Klatt – Addressed the board to explain reasons why he resigned as mayor from the last term and also resigning from the current term for which he had been elected for. He also wanted to make known about his concerns and made suggestions to the new board of changes that may need to be considered with the way things are handled and run within each department. He thanked everyone and wished everyone the best.

Dale Karr – brought up the sidewalks are still not finished and doesn't feel that MTF needs to be used. It's been two years and these need to be fixed. And the other issue is when trees are taken out there needs to be dirt backfilled. This hasn't been done.

NEW BUSINESS FOR DISCUSSION, APPROVAL, AND POSSIBLE VOTE:

1) Rodger Sprague – MTF 2024 Close Out Resolution and MFT 2025 Program.

Jane had something from Rodger Sprague in regard to MFT: Rodger spoke to Paul at the shop. Rodger has been repeatedly trying with no luck to connect with Troy Smith (TKS Concrete) about his company finishing the jobs they started. We must close out the 2024 MFT Program to be able to move forward with the 2025 MFT Program. Yes, the Village Board can seek quotes for sidewalk work, but Jane guarantees that the General Fund checkbook and budget cannot support these major sidewalk projects. That is the

reason we are using Motor Fuel Tax money. We all know that the Motor Fuel tax revenue will increase this July. It does not make any good sense not to use these funds. If the Board wants to use General Fund money, then we must make drastic cuts in the Streets & Alleys, Drainage and Health & Safety budgets – all supported by the General Fund.

2) Kris Hedrick – Address board concerning easement.

Kris addressed the board and provided a drawing and map. He explained what everyone was looking at and explained what he was wanting the easement for. Also pointed out he wanted to request gravel for parking and the need to pour concrete. John asked if this was just a request for an easement and not a purchase. Steve asked what the purpose was for the easement. Kris explained that he needed the ground to possibly install a septic in the future. They continued to discuss the request and reviewed the map. Steve asked when he anticipated installing the septic and Kris stated that it would only be if needed. Steve asked Kris why he is asking for an easement rather than purchasing. Kris stated that it was because he was concerned about not being able to purchase if someone out bids him. The board continued discussing ways of wording the documents and how to best protect the owner of the building and the village. Steve stated that it would be up to the board to grant the easement or to sell. Jane and John did not see any concerns with granting the easement. Steve stated that he could draft an easement document and let everyone review it before making any final decisions. Kris thanked the board.

3) Discussion and possible approval of the quote for the new waterline installation at the shop.

Jane stated that everyone should have a copy of the quote that she received from Hale Mechanical. This item was tabled last month. This water line is proposed to be installed along the west wall of the shop from our existing water supply line to the southwest corner of the shop. The access to a water supply at that corner will greatly assist using our portable hot water pressure washer in front of the shop without stringing additional hoses or having to take equipment to the back of the building to use that outside water supply. Jane felt this was a reasonable quote. Mark asked if the hookup would be inside and Jane confirmed.

Jane made a motion to accept the quote from Hale Mechanical to run this waterline for \$1000-\$1200. Sean asked what the purpose was again. Jane explained about the pressure washer and how they have to string hoses from inside the building from the sink or from around the building by cold storage. This would just make it much easier for them to efficiently work in the front. John asked if this was something that we could do ourselves and needed to hire out.

They continued to discuss. No second was made. Jane withdrew her motion and moved it to the next meeting.

4) Discussion and possible approval of an ordinance amending Sections 51.16 and 51.25 Water Meter location.

Ordinance Amending Sections 51.16 and 51.25 Water Meter Location: The Board discussed clarifying the wording in our current ordinance to make it crystal clear where meters are to be placed. Jane believed this wording pertains to a change in 51.16 and not 51.17.

John asked if anyone had any questions for him. They all seemed to agree on what was being asked to be clarified in these ordinances.

Mark made a motion to approve amending the ordinance Sections 51.16 and 51.25 Water Meter locations. John second. All voting yes. Motion approved. 2025-05-21.

5) Oath of Office / Swearing in of all newly elected Board Members.

Jane stated that she had requested the official Abstract of Votes from the County, and we are official. New board members were called to take a place at the table. Oaths of Office were distributed. All new officers were sworn in by Robin, Village Clerk.

Roll Call

Mark Miller
Sara Goergen
Jane Buraglio
John Goergen
Dennis Boyce
Sean Holland
Steve Mahrt – Attorney
Robin Morrow, Clerk

NEW BOARD MEMBERS' AGENDA:

1) Discussion and possible approval of the nomination and appointment of a mayor.

Steve explained to the board that since Dennis Klatt has declined the position of Mayor, the board can nominate another board member for that position and that person can choose to vacate their current position and assume the position of Mayor. Then the Mayor could nominate someone else for that open position and the board would accept or reject. The other option is that whoever is appointed Mayor from the board will retain their board seat and continue to vote as a trustee but serve as Mayor for purposes of running the meeting. The board continued to discuss how the voting would go and how things would go if there were to be a tie. Jane asked about the Liquor Commissioner.

Steve stated they could do this tonight or wait until the next meeting but there is a time limit.

John nominated Dennis Boyce to be Mayor. Several minutes of silence waiting for a second. John asked if Sara heard that nomination.

Jane nominated Mark Miller to be Mayor.

Steve asked for seconds to these nominations. So, then there was a second from Sara for Dennis Boyce. Sean then second the nomination for Mark Miller.

Steve stated that the nominations were closed and now moving to the vote.

Steve asked for all those in favor of voting for Dennis Boyce as Mayor to raise their hands. Hands raised: Sara, John, and Dennis.

Steve asked for all those in favor of voting for Mark Miller as Mayor to raise their hands. Hands raised: Jane, Sean, and Mark.

Steve stated that since it was a tie vote that the board should reconsider and come back next month.

2) Department Assignments.

Steve stated that since there is still no Mayor, then there will be no department assignments.

MOTION TO ENTER CLOSED SESSION:

Jane made a motion to enter closed session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employee(s). Second by Mark. All voting yes. Moved to closed session at 8:10pm.

RETURN FROM CLOSED SESSION: 8:56pm

Roll Call

Mark Miller
Sara Goergen
Jane Buraglio
John Goergen
Dennis Boyce
Sean Holland
Steve Mahrt – Attorney
Robin Morrow, Clerk

NEW BUSINESS FOR DISCUSSION, APPROVAL, AND POSSIBLE VOTE:

- 1) Discussion of the appointment, employment, compensation, discipline, performance, or dismissal for specific employee(s)

Jane Buraglio made a motion to appoint Robin Morrow as Village Clerk and Collector. Second made by Dennis Boyce. Mark Miller-abstain, Sara, Jane, John, Dennis, Sean all voted yes. Motion approved.

Jane Buraglio made a motion to set a new salary for Clerk at \$600/mo. and Collector \$600/mo. Second made by Mark Miller. Mark Miller-abstain, Sara, Jane, John, Dennis, Sean all voted yes. Motion approved.

Natalie Barr – Jane made motion to increase the Community Center Rental/Ballfield Scheduling to \$200/mo. and the Community Center cleaning to \$17.50/mo. Second made by Sean Holland. Mark, Sara, Jane, John, Dennis, Sean, all yes. Motion approved.

Steve Evans – Jane made motion to increase salary to \$19.50/hr. Second made by Sean Holland. Mark, John, Dennis – no Sara, Jane, Sean – yes. Tie vote. Motion not approved.

Jane made another motion to raise Steve Evans to \$19.25/hr. Mark Miller made the second. Mark, John, Dennis – no Sara, Jane, Sean – yes. Tie vote. Motion not approved.

Steve Westerfield – Jane made a motion to increase salary to \$1493.50 which reflects a 3% increase. Seconded by Dennis Boyce. All voting yes. Motion approved.

Paul Schmid – Jane made a motion to increase salary to \$26.25/hr. which is slightly less than 3%. Seconded by Mark Miller. Sara - no Mark, Jane, John, Dennis, Sean – yes. Motion approved.

Rex Haycraft – Jane made a motion to increase salary to \$23/hr. and retro to April 24, 2025. Seconded by Mark Miller. Dennis – no Mark, Sara, Jane, John, Sean – yes. Motion approved.

Rick Lord will stay at current salary until 90-day probationary period completed.

Motion to adjourn made by Jane Buraglio. Second by Sean Holland. All voting yes. Motion approved.

Meeting adjourned – 9:08pm

Respectfully submitted by:

Robin Morrow, Village Clerk