

**Village of Lee**  
**Regular Board Meeting**  
**on**  
**December 14, 2020**  
**on Zoom**

**Meeting come to order:**

Village President Josh Carlson-- present  
Trustee Martha May – present  
Trustee Jesse Blackwood – absent  
Trustee Thomas Kapraun-- present  
Trustee Jean Michels – present  
Trustee Mike Schafer—present  
Trustee Jessica Moser – present

V. Treasurer Linda Korth – absent  
V. Clerk Julie Griffith – present  
V. Attorney Cassandra Gottschalk – present

**Visitors and Communications:**

George Gaulrapp, Water Assistant Mike Woodbury and Resident Terri Voitik attended the meeting. Woodbury will not have time to do the senior garbage pickup beginning January 1<sup>st</sup>.

Com Ed representative George Gaulrapp let the board know that September 2021 is when the Village of Lee is scheduled to get LED bulbs in the street lights. He has put in a request for the LEDs to get installed sooner if possible. There are 41 lights on village property and 12 more that need a location review. The old halogen lights will be replaced with LED lights. The energy use is about 70% less which will save about \$153 per month. The release form needs to be signed. Gaulrapp will email the form to the Village Clerk Julie Griffith, and she will get it signed by the Village President Josh Carlson and returned to Gaulrapp. The lights last approximately 23 years.

Trustee Tom Kapraun asked if the LED lights have a wide or narrow radius. There is a light on Viking Vie just south of the railroad tracks that doesn't seem to shine widely enough. The lumens in the village are generally at 4000. Currently there is a mix of high pressure sodium and vapor mercury and LED bulbs. Trustee Kapraun also noted that there is one pole that is almost gone and another that is burned. George Gaulrapp's cell number is 815-233-4631. He encouraged phone calls.

Trustee Jean Michels asked how the village can get outlets on the poles. Generally, Com Ed doesn't allow anything else on their poles (such as Christmas decorations). In other villages, Christmas lights are on poles owned by those villages, not by Com Ed.

Trustee Kapraun noted that Com Ed offered great service a couple of winters ago when the power was out for a few hours and the weather was snowy and icy. Trustee Kapraun expressed appreciation for the Com Ed employees who worked in inclement conditions to restore power to the village.

The filing period will be open until Monday, December 21<sup>st</sup> at 5:00 PM.

**Old Business:**

Personnel raises will be put on the agenda for the January meeting.

Trustee Martha May is concerned that the village may lose out on the federal loan. According to Village President Joshua Carlson, Village Engineer Norm Beeh has scheduled the work to begin in 2021. According to Trustee May, the village is not on the IFL list. Trustee Kapraun asked Attorney Cassandra Gottschalk how close the village is to owning the land under the old well house. There has been no action

since about September. Adverse Possession is possible, but it takes litigation and filing suit. Adverse Possession may take a year or so.

Adria didn't want to put in an easement, because he wanted to put in a septic tank, and that is no longer necessary since the packing house burned. President Carlson said that the easement is not crucial, but the ownership of the property under the well house is necessary to get on the IFL list and get the federal loan for the water project. The well house has been on the property since the 1980's. Adverse Possession is possible after 20 years.

Attorney Gottschalk will send a letter requesting an amicable solution. The land in question is about 30' X 5'. There was discussion on offering Adria a certain amount to purchase the property. The Adria owner was probably paying property taxes on the portion of the land that the Village of Lee owned, so there could be an offer to compensate for the taxes that have been paid, which may be less expensive than pursuing litigation.

Resident Terri Voitik asked about taking the property as eminent domain. Attorney Gottschalk said filing for eminent domain would also require filing suit.

President Carlson talked to Tommy Weaver who got all the permits to tear down Adriana packing plant. The only holdup is Nicor who hasn't gotten the gas meters out. The trailer isn't in the bid, so that will need to be worked out.

Trustee May has questions about the rezoning that happened north of town and the \$3000 bill for taking down 3-4 trees. Also, someone contacted Attorney Gottschalk about a conflict of interest since a tree was taken down on President Carlson's father's land. President Carlson said all the trees were on the village property. One was uprooting, one was struck by a fungus, and one was struck by lightning. The Lee county website has pictures. Trustee Kapraun suggested that President Carlson share the pictures. He will share the pictures with the village clerk who will share them with all. The front face of the garage to the north of his parents' property is on the property line; therefore the trees were on village property.

Trustee May wonders if the note on the paper by Resident Hodge (requesting the rezoning on the lots north of town) was legal. Nothing has changed except that the cars have been moved behind the building. Trustee May called the zoning office and talked to the tax recorder. There has never been any notation that the land changed from industrial to agricultural. Trustee May asked if the business paid taxes and if the \$45 for the rezoning application was ever paid. She suggested that the rezoning was a conflict of interests since the people who wanted to purchase the property were acquaintances of the Village President. The properties have not been sold. The car repair business is still operating, which shouldn't be happening if the land is zoned agricultural. The business is not registered with the Secretary of State (which is not necessary if the business is a sole proprietorship). Lee County may not require registration. The ordinance committee could send the business owner a letter, but it still unclear if the property has been rezoned from commercial to agricultural. Attorney Gottschalk will see if the property paperwork was filed.

#### **Review and Approval of the Minutes, Treasurer's Report and Bill List:**

Trustee Mike Schafer made a motion to accept the November 2020 minutes. Trustee Kapraun seconded the motion, and all were in favor. Trustee Jean Michels made a motion to accept the December 14, 2020, Treasurer's Report. Trustee Jessica Moser seconded the motion, and all were in favor.

Trustee May asked if \$3100 from Gray's was reasonable for the work that was done. President Carlson made an executive, emergency decision. Trustee Moser asked why there was no texting to get approval, and President Carlson said there was no time. Trustee Moser asked how many hours were involved.

Trustee May asked President Carlson to be more careful about executive decisions in the future. Attorney Gottschalk said that a group text would be a violation of open meetings act.

President Carlson will ask if village employee Ed Mucha can do senior garbage pickup. Woodbury says that the program has exceeded the original intent. A dumpster gets full every week. The seniors get a reduced rate, but it's supposed to be limited to two bags.

Resident Voitik suggested another company which provides a recycling bin and a garbage bin, and seniors use bags. The company is called Groot, and they would bill individually. The price is \$28 every other month. Voitik will ask for information for the next meeting. Trustee Michels said we need unlimited pickup with no stickers. After further discussion, the board was not interested in an agreement.

Trustee Michels made a motion to pay the bills, and Trustee Schafer seconded the motion. All were in favor of paying the bills with a roll call vote.

**New Business:**

Trustee Michels made a motion to approve Tax Levy Ordinance 2020-12-14. Trustee May seconded the motion. It passed with a roll call vote.

President Carlson said that there is room to have a septic system in the hill. The new owner is Ryan Wrobel. President Carlson said that the agreement with the village could be changed from Wicker to Wrobel. Apparently the whole septic system is in and approved by the county.

**Reports:**

- Streets and alleys/public safety  
The tree is picked up that was blocking the street. Trustee Kapraun will work on a report of potholes that need to be filled.
- Water and refuse  
There was discussion on the garbage at the residence on the end of East Hardanger.
- Finance and ordinances/zoning

**Adjournment:**

Trustee Moser made a motion to adjourn at 9:00 PM. Trustee Kapraun seconded the motion. All were in favor.