

**Village of Lee
Regular Board Meeting
on
July 12, 2021
at the Lee Fire Barn**

Meeting come to order:

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

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

Visitors and Communications:

Item 5.1 will be a discussion on the waiving of permit fees for the water line for the slaughter house. Five visitors attended the meeting: Curtis Cook, Mike Woodbury, Steve Carlock, Margie Foshe, and Terri Voitik.

Village Engineer Curtis Cook made the following announcements: there will be a public hearing next Monday, July 19th, at 7:00 for the Community Block Development (CBDG) grant. The public can view information on the project by appointment on Thursday, July 15th. Support such as public complaints of the water system will be necessary for funding of the grant. Boil orders, water main breaks, IEPA notices, etc., will be considered support. After the public hearing, there will need to be a special meeting immediately following required for the application. There will also need to be a fair housing ordinance. Engineer Cook is requesting letters of support from the fire protection district and the board of trustees.

The grant will be submitted August 3rd. The request is for \$550,000 from the CBDG. It will be requested in one big chunk rather than in two pieces.

Water Assistant Mike Woodbury let the board know that someone broke into the trailer next to the wellhouse and smashed a bunch of dishes, etc. He also expressed a personal opinion that the village has been fortunate that any owners of the property on 281 Hardanger Gate have not raised cattle, etc. Three sides of the property face the village.

Village President Carlson appointed Steve Carlock to fill the vacant trustee position. According to Cassandra Gottschalk a second person should be appointed since Steve Carlock was appointed (and denied by the board of trustees) last month. The board would have 30 days to affirm a new appointment.

Old Business:

Resource Bank will issue a \$170,000 line of credit at 2.67% (or maximum 3%). Trustee Jesse Blackwood made a motion to allow Village President Josh Carlson to get the loan. Trustee Jean Michels seconded the motion, and it carried unanimously with a roll call vote.

There has not been an update from Tommy Weaver or Pete Cabo's attorney, although Attorney Cassandra Gottschalk has reached out. Cabo could be written up for the mobile home, the yellow truck and weeds.

The last quote for the village to buy the entire former slaughterhouse property was \$30,000. Attorney Gottschalk suggested either a counter offer or filing an adverse possession case. Another option is to get an appraisal on the lot and send a letter offering the amount of the appraisal. The retainer agreement to hire Jeff, Jacobson and Associates to appraise the property is \$1500. Trustee Michels made a motion to retain an

appraiser (Jeff, Jacobson and Associates) to appraise the Cabo property and to authorize the village president to sign the retainer agreement and pay the retainer fee. Trustee Kapraun seconded the motion. All voted in favor with a roll call vote.

According to Village President Carlson, the water line to the slaughter house could be put in by the village, but the permit fees would not be waived. There was discussion on whether or not the village should pay for the water line.

Moser made a motion to pass the resolution approving an agreement by and between the village of Lee and Ryan Wrobel for obtaining a revocable license for the maintenance of a septic field on village owned property. Trustee Kapraun seconded the motion.

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

Trustee Kapraun made a motion to approve the minutes, and Trustee Jesse Blackwood seconded the motion. All were in favor.

Trustees Moser and Kapraun made a motion to approve and second the treasurer's report. It was approved. Trustee Moser made a motion to approve the bills, and Trustee Blackwood seconded the motion. The bills were approved.

New Business:

Water Assistant Mike Woodbury will get a new sign ordered for Viking Vie and E. Sor Gate.

Attorney Gottschalk will look into what it would take to hire a temp. service which would require a resolution or ordinance.

There was discussion on annexing 281 W. Hardanger Gate into the village. Attorney Gottschalk will look into it.

Reports:

- Streets and Alleys/Public Safety
There are non-street legal vehicles going around town without lights after dark. The police should be called.
- Water and refuse
There is no delay in trash pick-up if a holiday falls on a weekend. A senior wanted to know if he could drop his own senior garbage off at the dumpster, but the board generally thought that the point of senior garbage was to keep seniors from having to transport their garbage.
- Finance and ordinance
Treasurer Korth is getting stuff ready for the auditor.

Adjournment:

Trustee Michels made a motion to adjourn the meeting at 8:49 PM. Trustee Kapraun seconded the motion, and the meeting adjourned.

Village of Lee
Public Hearing/Special Board Meeting
on
July 19, 2021
at 7:00 PM at the Lee Fire Barn

Meeting come to order:

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

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

Visitors:

Six visitors attended the public hearing: Village Engineer Curtis Cook, Margie Foshe, Terri Voitik, Garet Galbreath, Shaun Miller and Stan McGinnis.

New Business:

The purpose of the meeting was to present the scope of the project for the Community Development Block Grant. The submission deadline is August 4th. The application will be for \$550,000.

CDBG funds come from HUD to benefit low to moderate income (LMI) residents. The threshold is for at least 51% of residents to be LMI, and the village has 52.9% LMI residents. The funds have to benefit the majority of LMI residents. Of the 350 Village of Lee residents, \$290,950 of the CBDG will directly benefit LMI residents, and \$747,160 of the entire project will benefit LMI Lee residents.

Engineer Cook presented an existing water system map, a projected water system map, and a project plan.

The village is also listed on the IEPA low-interest loan funding list for this year for a \$862,400 loan. Of that loan amount, up to \$400,000 will be forgiven. A similar loan in Shabbona has a .82% interest rate.

The main purpose of the water project is to improve the low water pressure. Anything below 20 psi is considered a health hazard. There was discussion on different water mains and fire hydrants that would be replaced. No households will be displaced by the project.

Engineer Cook informed the public about the special meeting immediately following the public hearing for the purpose of approving the Resolution of Support and Commitment of Local Funds for the CBDG.

Letters expressing community needs such as help for the low water pressure, etc. are needed by July 30th. Residents can put them in the bill payment slot.

The purpose of the CBDG and the IEPA grant applications are to obtain as many outside sources of funding as possible because community funds are lacking.

Adjournment of public hearing:

Trustee Jean Michaels made a motion to adjourn the public hearing, and Trustee Tom Kapraun seconded the motion at 8:13 PM. All were in favor.

Village President Carlson brought the special board meeting to order. Trustee Moser made a motion to approve the Resolution of Support and Commitment of Local Funds No. 2021-07-19A. Trustee Kapraun seconded the motion, and all were in favor with a roll call vote.

Adjournment:

Trustee Jesse Blackwood made a motion to adjourn the special board meeting, and Trustee Michels seconded the motion at 8:16 PM. All were in favor.

**Village of Lee
Special Board Meeting
on
July 28, 2021
at the Lee Fire Barn**

Meeting come to order:

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

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

New business:

On page 4, a comma was moved, so that the accounting service read \$6500 in the first column, and the Ordinance No. was updated to FY 21-22. Trustee Martha May made a motion to approve the amended Appropriation Ordinance No: FY 21-22. Trustee Jessica Moser seconded the motion, and it passed unanimously with a roll call vote.

Adjournment:

Trustee Moser made a motion to adjourn the meeting at 7:07 PM. Trustee Thomas Kapraun seconded the motion, and the meeting adjourned.