

**Village of Lee
Regular Board Meeting
on
June 14, 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:

Village Engineer Curtis Cook from Chastain and Associates LLC Consulting Engineers introduced the contract for the water project. An importance was placed on minimizing the amount of loan money that the village will have to pay. The whole project will cost approximately 1.6 million (accounting for inflation). Loan forgiveness for 400,000 has been granted for the fiscal year 2022 which starts July 1st.

Engineer Cook recommended breaking the project in two--wall/storage tank/tower/well for one contractor and the water lines for another contractor. By breaking the project in half, the Community Development Block Grant (CBDG) could be applied to the second half if granted. Applications will be submitted to the IEPA. The CBDG application deadline is August 1st. The caveat is that there is no permit issued for this project yet. Engineer Cook will apply for the loan for a \$6000 fee. The grant could be applied for again next year if denied this year, and there would be more points toward the grant once a permit is granted. The grant potential is \$250,000. Chastain and Associates' grant application fee would be about \$2000-\$3000 if applied for a second time.

The next hurdle is the borrowing ordinance which will be drafted by Attorney Gottschalk. Pipe prices right now are unusually high. If the project is broken in half, the water line project will be pushed until next fall, and the prices may be more stable. The Chastain contract is for both projects minus the grant application fee. The contract is written so that it's eligible to be rolled into the IEPA program. The fee would have to be paid up front, and then the village would reimburse itself out of the draw from the loan.

Engineer Cook wants to do a test well and recommends getting at least 3 bids. The test well will be about \$50,000.

There was discussion about putting a cell phone antennae on top of the water tower.

Resident Margie Fosche said there were three trees taken down on the corner of Nissen Stigen and Skole Gate that Resident Trudy McElligott thinks were not on village property, and McElligott wants to know if the village will take down the dead tree inside her fence that is the same distance from the road as the three trees that were already taken down. Fosche noted that Resident Jerry Olson is well liked, experienced and a good resource, and she thinks he would be good in the trustee position. Lastly, Fosche noted that IML.org says the village president is required to see that municipal ordinances are faithfully executed and all laws enforced. She hopes that someone is picked for the vacant board trustee position that is a rule follower.

Water Assistant Mike Woodbury is still looking at John Ragan's water line. The excavators are all really busy right now. He presented a ULINE catalog for the board to look at garbage cans.

Village President Josh Carlson nominated Resident Steve Carlock for position of trustee.

Carlock is a business owner and knows a lot about business and grounds from previous experience. He was previously on the board and replaced by John Montgomery.

With a roll call vote, the nomination was denied 3-2. Trustees Jesse Blackwood and Tom Kapraun voted to affirm the nomination, and Trustees Jessica Moser, Jean Michels and Martha May voted no.

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

Trustee Moser made a motion to approve the corrected May 2021 meeting minutes. Trustee May seconded the motion, and all were in favor. Trustee Blackwood made a motion to accept the June 14, 2021, treasurer's report, and Trustee Michels seconded the motion; the motion carried. Trustee Michels made a motion to pay the bills. Trustee Kapraun seconded the motion, and the vote was unanimous with a roll call vote.

New Business:

Trustee Kapraun made a motion that the village president and clerk can sign the Agreement for Engineering Design Services for the Village of Lee pending lawyer's review and approval. Trustee Michels seconded the motion, and it passed unanimously with a roll call vote.

Trustee May submitted Resident Terri Voitik's name for the Regional Planning Commission. There was general consensus.

Trustee Michels wants a camera on the pavilion. A basic game camera has an SD card, and the cost is approximately \$40. The board wants two of them.

The garbage cans at the pavilion and park are rusted out. Village President Carlson will buy three new ones.

Trustee Michels wanted to know if Post Mowing could spray less, especially by the park. President Carlson will give him a call.

The weeds by Coupe's are gone.

Reports:

- Streets and Alleys/Public Safety
Treasurer Korth wanted to know if the curb on Hardanger Gate could be cleaned, and Water Assistant Woodbury will take care of it in July.
The new mulch on the playground looks great!
- Water and refuse
Mike McNally is the contact for Northern Illinois Disposal System (NIDS), and he submitted a new contract to upper management. Treasurer Korth asked for the senior garbage to stay in the contract. NIDS will remove yard waste for an extra fee. The village should be getting the new contract soon. The first week of the month is brush pile pickup from May through November.
- Finance and ordinance/zoning
Treasurer Korth is still working on on-line bill pay.
Attorney Gottschalk thinks that the board can make an ordinance to combine the clerk and treasurer positions. Lori Korth volunteered to fill the position until someone more permanent can be found. There was talk of combining the clerkship with another small municipality. The position needs to be appointed at a meeting.

- Village Carlson proposed having the village phone/fax/answering machine at his house. He could return calls when he saw that the answering machine had a message. The board generally consented.

Everyone generally consented that Leading Lee Forward could pay for the meat, buns and condiments for the 4th of July.

Adjournment: Trustee Kapraun made a motion to adjourn and Trustee Moser seconded the motion. All were in favor at 8:30 PM.

**Village of Lee
Special Board Meeting
on
June 29, 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 -- absent
Trustee Jean Michels – present
Trustee Jessica Moser – present

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

Village Engineer Curtis Cook attended the meeting.

Village President Josh Carlson talked to Resource Bank. They need to see three years of audits, but they proposed that the loan would be 3-3.5% for a loan of around \$140,000. The project will be bid before the Illinois Environmental Protection Agency (IEPA) loan is established. There will be engineering fees of \$8450 and a test well around \$50,000. Geotechnical drilling for the foundation for where the tower goes would be done to make sure the foundation is stable enough which would be around \$6000.

There is no reason to believe that the test well will come back bad. The test well will help determine the soil aggregate and the screen size needed to build the actual well to keep the soil out of the well. The payment would be \$10,000 up front and \$20,000/month. Resource Bank will be a line of credit that would cover the expenses until the IEPA loan money came through, at which time Resource Bank would be paid back for the expenses plus the interest.

The village will do a rate study and a borrowing ordinance about the water rates and how much they will be raised. This will be necessary to award the bid to a contractor contingent upon entering into the loan with the IEPA.

It will probably be next June before all the preliminary work is done and ground can be broken for the actual tower. The first part of the project is the well and the water tower, and the second part is the piping throughout town. The water tower will probably be working by early 2023, and the piping could be done later in 2023.

There will need to be a board member (perhaps the village president) that will be the contact with the IEPA.

Engineer Cook would apply for the Community Development Block Grant (CDBG) of \$125,000--\$150,000 for a fee of \$6000. (A second block grant on the second part of the project would cost about \$3000 for another \$125,000--\$500,000.) This is a 1.6 million dollar project, but \$400,000 loan forgiveness is the maximum from IEPA. The project will be broken into two \$800,000 projects, of which \$400,000 will be forgiven. The CDBG grant could cover an additional half of the construction part on both projects (that is not forgiven by the IEPA), assuming the village could demonstrate health hazards such as a history of water main breaks, etc. The deadline for the CDBG grant is August 4th.

Trustee Moser made a motion to authorize Josh to enter into an agreement with Chastain to authorize the application for the CDBG grant. Trustee Blackwood seconded the motion. The motion carried with roll call vote. All were in favor.

The board generally consented that the approved contract could be signed by the village president.

Adjournment: Trustee Michels made a motion to adjourn and Trustee Moser seconded the motion. All were in favor at 8:14 PM.