

**Village of Lee
Regular Board Meeting
on
March 8, 2021
on Zoom**

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 Mike Schafer—absent
Trustee Jessica Moser – present

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

Attorney Gottschalk needs to address IML insurance. Treasurer Korth did not get the invoice. It did not come to the village post office box.

Visitors and Communications: Residents Garret Galbreath, Terri Voitik, Don Post, Jordan and Allison Steffas, and Earl Curtis, attended the meeting. Peter Cabo, Village Engineer Norm Beeh and Water Assistant Mike Woodbury also attended the meeting.

Resident Terri Voitik noted that the new website is beautiful. She asked if there is there a vaccine event planned for Lee. Tom Kapraun noted that COVID-19 vaccinations are under the auspices of each county's health dept. There is an on-line appointment request for Lee County and DeKalb County.

Resident Voitik asked about the status of the proposed new meat packing plant. She wants to know about the engineering study, survey, watershed, property values, EPA, OCEA, Department of Agriculture, zoning, etc. Village President Carlson stated that the property is in the village and that the zoning will be addressed later in the meeting. Resident Voitik also asked if the meat packing plant proposal is to help the village obtain the land under the well house and why the proposed site had changed since the last meeting.

Water Assistant Woodbury reported two water breaks and a current system failure in well #2. The village was running off well #1. There was a break on Kirke Gate and East Hardanger. A four-foot section of leaded cast iron pipe was replaced with brass. The control panel will hopefully get situated in a day, so well #2 can get back on-line. Water Assistant Woodbury will try to notify the board members next time there is a water main break.

Earl Curtis of 121 N. Skole Gate asked which property exactly is the one for the proposed packing house. Village President Carlson noted that the proposed site is just the north end of the site in the "V" between County Line and the railroad tracks. Curtis also wanted to know how many shifts would be run at the plant.

Resident Julie Griffith read a statement on behalf of her husband, Dan Griffith, who could not be present. Dan Griffith is against issuing a permit for a meat packing facility in Lee for the following reasons: smell, noise, water demand, ground water contamination, and decline of property value. He specifically does not believe that discharge into the ground could be good for the Green River watershed which he believes begins at the north edge of town and runs west through Lee County.

Old Business:

The zoning change at 1461 County Line Road was not reported to the county, but it can still be recorded until March 31st. This meat packing plant would require a permitted special use within the zoning which would require a public hearing. Trustee Martha May asked who owned the land. The owner is John Hodge. The applicant Peter Cabo can apply for approval of zoning and special use.

Trustee May asked for an update on the status of the loan. If the village proceeds with the eminent domain route, it wouldn't happen this year. June 30th is an approximate date the loan may expire. Trustee Thomas Kapraun asked Peter Cabo if the conversation about the well house and the conversation about the permit to build a slaughter house are related. Trustee Kapraun has concerns that the current water supply may not support the new slaughter house.

Peter Cabo let the village know that he didn't realize the village had a deadline. He affirmed that he does want to help out. He does not say that it is a package. He was trying to get the packing house out of Lee, but the location on McGirr did not work out. The old packing house was built in the 1940's, but the new place will be fully enclosed with no noise or smell. There will be a new septic system design. Cabo plans to follow the laws set forth by the EPA, Dept. of Ag., etc.

Trustee May noted that the village needs possession of the property under the well house and the easement as soon as possible in order to get on the intended funding list for the federal government. The federal year goes from July 1st to June 30th. If June 30th goes by, this will be the second year that the village did not get on the funding list. The water system in Lee is so antiquated, and the village really does need imminent help. Most of the loan will be forgiven, and the rest will be at a very low interest rate for twenty years. She is concerned that this opportunity may not come around again.

Village Engineer Beeh clarified that the bottom line is that the water grant/loan has a five-year window, and we are in year two. The village can be working on the tower and the well until the land is cleared. The land under the well house and the easement needs to get cleared as soon as possible, so that part of the project can go forward. The other parts of the project can go forward now. The loan forgiveness will be on a project by project basis. The village can move forward with the water mains and the tower. The easement and well house are needed to connect in with the new well. The concept design has been approved.

Trustee Kapraun wanted to know why we haven't started the project already if the project can be started in stages.

Attorney Gottschalk stated that the steps for eminent domain have been started. She stated that there is now a situation where a couple of things can be done all at once. She proposed a development agreement that includes an agreement for public hearings, fact finding, etc. Cabo would be willing to give the village the property under the well house and the easement. The property value is nominal. There would be a right of reversion if everything doesn't go through, or a dollar amount can be placed on the property. The process for eminent domain is as follows: 1) get an appraisal from Jeff Jacobsen and Associates for \$1500, 2) draft a letter to Cabo and give him 60 days to respond, 3) offer and appraised value, and 4) file a court case if Cabo doesn't accept the offer. There will be lawyer fees involved.

Trustee Moser asked if Cabo would be interested in a development agreement. Cabo said that he wouldn't be opposed. Moving a mile out of town would be beneficial for everyone. Pens would be to the north. Everything would be heavily insulated. He doesn't hold any ill will and doesn't want to be in the "bad guy" role. With the new equipment at the new facility, a lot less water will be used, because there will be a lot less washing necessary. He said he is willing to help the village out.

There was discussion on the location of the new building, the steel structure, etc. The same work schedule would be planned—Tuesdays and Thursdays.

Trustee Kapraun asked if there would be a slaughter house and a stockyard. Cabo is not trying to raise hogs. The word stockyard came from the ordinances. The new one will be nicer, newer and quieter. The hogs will go directly from the truck into the building.

Trustee May noted that Cabo's father who started the business got along well with the village. The good faith was shown by allowing the village to build an extension onto his property in the first place.

Treasurer Korth noted that there was a written agreement that was filed. The agreement is no longer in the possession of the village.

Trustee Martha May asked about the yellow truck. It belongs to one of Cabo's employees. Cabo will reach out to him and see what he wants to do with it. Trustee Moser asked if the trailer will be moved to the new property. Cabo said it will not be moved.

Trustee Moser asked what would happen to the extra space on the Hodge property. Cabo noted that it would probably be used as parking for employees, inspectors, and truck turnaround. She asked what time the animals are normally slaughtered. Pigs get delivered from midnight to 3:00 AM, and slaughtering begins between 4:30 and 5:00 AM.

Trustee Kapraun asked how many truckloads of hogs come at a time. Cabo said just one. Trustee Kapraun asked about all the inspections and government regulations. All has been approved, except that the septic system now has to be approved by Lee County instead of DeKalb County.

Trustee May asked if the killing is done humanely. Cabo said that is a huge issue with the EPA and Dept. of Ag, and Cabo said it has always been done humanely.

Trustee Kapraun noted that the water project and the slaughter house project should not be contingent upon each other. Attorney Gottschalk stated that the development agreement will be done this week. She thinks that the agreement could be very beneficial and avoid a long, legal process.

Cabo wants the village to know that he had no intent to play games. Trustee Kapraun requested that Cabo ask his attorney to make the development agreement a high priority.

Woodbury stated that the water line that goes north is shut off. The condition of the line is unknown. Trustee Kapraun recalled chlorine in the truck scale pit north of town about a decade ago, so there may be a break.

Village President Carlson told Cabo that the lawyers would be talking to each other as soon as possible to see what would be done. The process going forward could require a special use meeting and a rezoning meeting. Trustee May does not want to village to pay for rezoning again. The village is responsible for seeing that the zoning is redone, and the map of the rezoning needs to be submitted to the county. It is assumed that it is the lawyer's responsibility to submit the map to the county.

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

Trustee Jessica Moser made a motion to pass the minutes from the Feb. 8th board meeting. Trustee Kapraun seconded. The majority were in favor. Trustee Jean Michels made a motion to accept the treasurer's report. Trustee Moser seconded the motion. All were in favor. Trustee Kapraun made a motion to approve the bills. Trustee Michels seconded. All were in favor with a roll call vote.

New Business:

Treasurer Linda Korth reported three options through Resource Bank to have bills paid on-line. The first is complicated and would require an IT person. The second is called CLOVER, and there is a fee of \$25/month. The third option is to get a scanner and the checks can be scanned into the account. It seems that residents want their checks to be deposited daily, but Treasurer Korth is not willing to go to the bank every day. Trustee Moser asked if the village has checked into PayPal. There would be a fee to the village. Treasurer Korth suggested that the trustees look at other small town websites and see some examples. Residents were asked if they care about on-line bill pay. Resident Garret Galbreath likes options. Residents Stacy Schnupp and Jordan Steffa would prefer the on-line option. Treasurer Korth will do some more research. Trustee Moser will look at other websites. Trustee Kapraun would like to pass any extra cost on to the residents.

Reports:

- Streets and Alleys/Public Safety
Trustee Kapraun will make his annual pothole list before the next meeting.
Resident Steffas wanted to know if there are any updates on paving the alley.
Trustee Kapraun noted that a power pole would have to be moved. The residents would be willing to pay for their half of the alley to be paved. It will be put on next month's agenda.
- Water and refuse
Treasurer Korth asked about the stump that remained after a tree was taken down. Because the ground was frozen, the stump hasn't been removed yet.
- Finance and ordinance

Adjournment:

There was a question about whether or not there would be an in-person meeting in April. Trustee Michels would like to have an in-person meeting next month. Trustee May agreed. Trustee Michels made a motion and Trustee Kapraun seconded to adjourn the meeting. The meeting adjourned at 8:54 PM.