

**VILLAGE OF LEE**  
**REGULAR BOARD MEETING MINUTES**  
**Monday, February 14, 2022, 7:00 p.m.**  
**Lee Fire Barn, 103 Lee Road, Lee, Illinois**  
*Meeting was held remotely via Zoom due to disaster declaration*

1. CALL TO ORDER

President Carlson opened the meeting at 7:12 p.m.

**Roll Call**

V. President Josh Carlson – present  
Trustee Martha May – present  
Trustee Thomas Kapraun – absent  
Trustee Jesse Blackwood – present  
Trustee Jean Michels – present  
Trustee Dawn Kimpflin – absent  
Trustee Jessica Moser – present

V. Treasurer Linda Korth – absent  
V. Clerk Sandie Maahs - present  
V. Attorney Cassandra Gottschalk – absent

Others in Attendance:

V. Engineer Curtis Cook

2. VISITORS/COMMUNICATION

Terri Voitik shared concerns that every resident is charged the same fees regardless of the amount of trash produced, requested the Village created a citizens committee to investigate garbage companies to make a recommendation to the board, and any garbage contract contain language regarding electronic waste and hazardous materials.

Village Attorney Cassandra Gottschalk joined the meeting.

Clerk Maahs read a comment that was emailed in from Margie Foshe - “I would like to voice my dismay that this meeting is not taking place live and in Lee. There is no disaster... and zero reason not to have an in person meeting! I would also like to say that if the Village is interested in having people from the community that could be appointed on a garbage committee, I would be interested. It would have to be a temporary committee appointment that I would do on a voluntary basis! I have past experience and desire to have the Village get the best deal possible and insure that any contract include some break for seniors (which was on my agenda over 20 years ago when I was not a senior)! Clearly, this committee would not be the final decision maker, rather, the committee would do the leg work and meet with and if applicable, negotiate with various companies to come up with a proposal, make a recommendation, and submit the proposals from the various companies.”

3. NEW BUSINESS

a. Reports of Village Employees/Officers

i. Curtis Cook – Village Engineer

- Update on Water Tower Project

- Discussion and possible approval of proceeding with archaeological survey and/or hydrogeological investigation

Village Engineer Cook shared that the Village will need to move forward with an archaeological survey and has a proposal from Midwest Archaeological Research Services; however, they won't be able to to the work until the frost is out of the ground.

Engineer Cook shared that test well contractor was not able to get water to flow at approximately 325 feet, even though the test well is 75 feet from the existing well. Engineer Cook recommended engaging the services of a hydrologist to tell the Village why the test site didn't hit water when there is water 75 feet away and locate potential water sources in the area for another test well. Engineer Cook shared that he needs to know what treatment the water will need before finishing the project plans. Engineer Cook shared the current schedule is to have the project design done the middle of March, submit plans for construction permits at that time, and take bids for the project in July of 2022. Engineer Cook has asked the hydrologist to take a look at four parcels – the parcel the current well is on, the parcel across the street from the well house, the parcel along Viking Vie that the Village owns, and the parcel on the south end of town that the Village owns. The Board discussed how the original test well location was determined, and that another test well would cost the Village \$8,000 to \$10,000. Engineer Cook shared that he will prepare a contract supplement to include the archaeological survey and the hydrogeological work. Engineer Cook shared that with this additional work affecting the schedule, the Village is going to have to resubmit for funding as we are not going to have this project moving before July 1, 2022. Engineer Cook shared that the funding deadline for the next round of funding is March 31, 2022.

iii. Sandie Maahs – Village Clerk

Clerk Maahs shared that a document was located showing the Lee County Highway Department used to give a grant to the Village for the spring clean up and was not able to locate any other information on it. President Carlson shared that the Village has been paying for the clean up. Clerk Maahs will follow-up and see if they are still running this program.

- Discussion with Village Building Official, B&F Construction Code, on pending property maintenance violations and possible action on property maintenance issues

Clerk Maahs shared that the Board needs to decide what action needs to be taken now that two notices have been given on certain properties with no response. The Board discussed the options available after notices have been given. John from B&F discussed that B&F will proceed consistently with enforcement on any properties the Board asks to proceed on and will do everything they can to work with residents before taking harsher actions. John from B&F recommended a final notice to residents that can correct violations that are not weather dependent. After discussion, B&F will mail final notices to six properties that received second notices in December for violations for rubbish, garbage, and vehicles with the deadline to correct the violations being before the Village's March meeting. Trustee Michels confirmed that the violation for 271 W. Hardanger was sent out.

Clerk Maahs asked if there was a point of contact on the Board that she can work with on the ordinance enforcement letters with B&F. After discussion, the Board did not have any objection with Clerk Maahs working with Trustee Moser to keep the enforcement actions moving forward. Trustee Michels confirmed that Clerk Maahs will work with Trustee Moser on the junkyard on the north side of the Village.

Public Works Michael Woodbury joined the meeting. John from B&F left the meeting.

ii. Michael Woodbury – Public Works

Mr. Woodbury shared that he might need to order another new chlorine scale while getting things situated at the well house. Clerk Maahs asked that Mr. Woodbury share what equipment he needs as there is another municipality disposing of equipment.

Mr. Woodbury shared that he will remove the holiday decorations as they thaw.

iv. Linda Korth – Village Treasurer

b. Discussion on new garbage contract

Mike O'Malley from Northern Illinois Disposal discussed that he is offering a seven year contract starting on May 1, 2022, each house would get a 95 gallon cart for trash and a 65 gallon cart for recycling, once a week pickup, trash would be limited to what fits in the cart, residents can purchase a cart for \$75.00 or rent a cart if they need an additional cart, and the price increase would be a minimum of 3% and a max of 5% using the Consumer Price Index (CPI) for All Urban Customers, Garbage and Trash Collection Index. Mr. O'Malley shared that the Village's current contract expires in 2023 and has held off on the price increase for this year as it should have increased to \$19.43 in September of 2021. Mr. O'Malley shared that for up to 20 seniors they would be willing to go up to the homes to pick the cart from in front of the home instead of the curb. Mr. O'Malley shared that contract starting price would be \$18.75 a month, and the current rate (not increased) is \$18.51. Mr. O'Malley discussed that if the Village is not willing to renew the contract then the price would increase to \$19.43 with one year left in the contract with an increase of up to 5% next year for the same services the Village has now. Mr. O'Malley confirmed that any resident needing an extra cart would set up an account with Northern Illinois Disposal for the cart and if a cart is damaged, Northern Illinois Disposal will repair the carts if possible or the resident will need to replace the cart at a cost of \$75.00. Mr. O'Malley shared that they don't replace carts often as they are durable. Trustee Michels shared concerns with the recycling falling out of the truck and Mr. O'Malley discussed that the drivers are supposed to pick up any trash and recycling that falls out of the truck. Trustee May shared concerns about all residents being charged the same regardless of how much trash they produce, and Mr. O'Malley explained the process for garbage collection that prohibits a senior rate for less trash used. Mr. O'Malley shared that two bulk items would be picked up per week at no additional charge except hazardous, white goods, and electronics. Mr. O'Malley offered to have an electronic pickup event once a year at no cost. Trustee May shared that residents have contacted her about setting up a committee to review other garbage contractors and the residents would like a say in the garbage contract. President Carlson and Trustee Moser confirmed that the Village Board makes that decision as they is why they were elected. Trustee May shared that she has not compared pricing. Mr. O'Malley shared that the proposed contract would max out at 5% every year and the highest a resident would pay is in seven years is \$25.11 assuming that it is a 5% increase every year and not be the 3% increase. Mr. O'Malley shared that the contract would need to be voted on at the March meeting for a May start date. Clerk Maahs asked that Mr. O'Malley forward a proposed contract amendment and Clerk Maahs will forward the proposal to the Village Attorney for review/approval.

4. OLD BUSINESS

5. REVIEW AND CORRECTION/APPROVAL OF MINUTES OF PRECEDING MEETING

- a. Approval of minutes from January 10, 2022 Regular Board Meeting  
Trustee Moser makes a Motion to Approve the Minutes from January 10, 2022 Regular Board Meeting. Trustee Blackwood seconded the Motion. Motion passed on the following roll call vote:  
Blackwood, Moser, Michels, and May: yes  
Kapraun and Kimpflin: absent
- b. Approval of minutes from December 27, 2021 Special Meeting of the Village Board  
Trustee Michels makes a Motion to Approve the Minutes from December 27, 2021 Special Meeting of the Village Board. Trustee Moser seconded the Motion. Motion passed on the following roll call vote:  
Moser, Michels, May, and Blackwood: yes  
Kapraun and Kimpflin: absent

6. TREASURER'S REPORT

- a. Discussion and possible approval of Treasurer's Report  
Trustee Michels made a Motion to Approve of Treasurer's Report. Trustee Blackwood seconded the Motion. Motion passed on the following roll call vote:  
Michels, May, Blackwood, and Moser: yes  
Kapraun and Kimpflin: absent

7. APPROVAL OF BILLS

- a. Discussion and possible approval of bills payable  
Trustee Moser asked that the B&F bill be removed from the bills payable until a breakdown of the bill is received. President Carlson discussed that the water line on the bills payable is for the water line to 100 S. Ost Gate. The Board discussed that the water line was approved in the summer of 2021. Trustee Michels made a Motion to Approve the Bills Payable with the exclusion of B&F Property Code Maintenance Bill until an Itemized Bill is Received. Trustee May seconded the Motion. Motion passed on the following roll call vote:  
Michels, May, Blackwood, and, Moser: yes  
Kapraun and Kimpflin: absent

Clerk Maahs shared that Treasurer Korth's correspondence regarding mail distribution is a policy issue that President Carlson can decide how to handle.

8. COMMITTEE REPORTS

- a. Streets and Alleys/Public Safety
- i. Snow Removal/Plowing  
Trustee Michels discussed that generally the plow drivers do a great job, and recently when she mentioned to one of the snow plow drivers that something needs to be plowed, Trustee Michels was told by the snow plow driver that he was not going to plow. The Board discussed the process the snow plow drivers use to determine when to plow, recent issues with plowing, and who is in charge of telling the plow drivers that something needs to be plowed. After discussion, President Carlson will contact the plow drivers to ask what the standard is for plowing prior to the next meeting.
- ii. Discussion and possible action on sign donation from Beth Einsele  
Trustee Michels shared that Beth Einsele would like to donate her sign from Shabbona along with the brick around the sign to the Village of Lee. The Board discussed possible

locations for the sign. After discussion, the Board is interested in acquiring the sign and President Carlson will work on finding a way to deliver the sign and brick to the Village. Trustee Michels will let Ms. Einsele know that the Village will accept the donation.

iii. Discussion on paving of alley at 120 E. Nissen Stigen

Clerk Maahs shared that the owner of this property contact the building inspector and asked what needed to be done to acquire a permit to pave the driveway, including the Village's right-of-way. Trustee Michels shared that the homeowners on the alley would like to pay to pave the driveway, and shared a concern about the maintenance for the paved area. The Board discussed possibly vacating the alley to the adjacent property owners. Clerk Maahs discussed possibly considering vacating unused or abandoned alleys at the same time. Engineer Cook will take a look at the Village plat map and make a recommendation on which alleys to vacation with an ball park cost for both just the singular alley and all alleys. Attorney Gottschalk shared that the road cannot be paved to public road standards as the Village does not own enough of the alleyway to allow for that. President Carlson shared that the options are to vacate the alley or tell the property owners that it cannot be paved.

b. Water and Refuse

c. Finance and Ordinances/Zoning

9. ITEMS FROM THE VILLAGE ATTORNEY

a. Discussion of revocable license agreement regarding Ryan Wrobel's septic field and possible action regarding the same and/or against Ryan Wrobel for use of Village property without authorization

Attorney Gottschalk shared that she has not heard from Mr. Wrobel until today when Mr. Wrobel contacted Treasurer Korth to have the water to the property turned on. Attorney Gottschalk will notify Mr. Wrobel that the water will not be turned on until the agreement is finalized. President Carlson shared that Mr. Wrobel did contact him with concerns about the yearly cost of the agreement.

b. Discussion and possible action on purchase of property near the northeast corner of N. Viking Vie and Hardanger Gate in the Village or eminent domain procedure

10. CLOSED SESSION

Trustee Moser made a Motion to go into Closed Session under 2(c)(5)The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired and 2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting. Trustee Michels seconded the Motion. Motion passed on the following roll call vote at 9:59 p.m.:

May, Blackwood, Moser, and Michels: yes  
Kimpflin and Kapraun: absent

11. RECONVENE OPEN SESSION

Trustee Moser made a Motion to Reconvene Open Session. Trustee Blackwood seconded the Motion. Motion passed on the following roll call vote at 10:23 p.m.:

Blackwood, Moser, Michels, and May: yes

Kimpflin and Kapraun: absent

12. POSSIBLE ACTION ON CLOSED SESSION ITEMS

No action on closed session items.

13. ADJOURNMENT

Trustee Moser made a Motion to Adjourn. Trustee Michels seconded the Motion. Motion passed on the following roll call vote of those present at 10:26 p.m.:

Moser, Michels, May, and Blackwood: yes

Kimpflin and Kapraun: absent

Typed by Village Clerk Sandie Maahs, RMC, CMC