

**VILLAGE OF LEE**  
**REGULAR BOARD MEETING MINUTES**  
**Monday, January 10, 2022 at 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 7:00 p.m.

**Roll Call**

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

V. Treasurer Linda Korth – absent  
V. Clerk Sandie Maahs - present  
V. Attorney Cassandra Gottschalk – present  
  
Others in Attendance:  
V. Engineer Curtis Cook  
V. Public Works Michael Woodbury

2. **VISITORS/COMMUNICATION**

Terri Voitik shared that she will talk about her concerns with the trash contract next month. Terri Voitik thanked the Village for the hard work and collaboration on keeping the slaughterhouse from being built near the homes and children. Terri Voitik suggested the Village look into annexing land into the Village to allow the Village additional control over the land in the future.

3. **NEW BUSINESS**

a. Reports of Village Employees/Officers

i. Curtis Cook – Village Engineer

Village Engineer Cook shared that, with regard to the water line project, he has sent in a letter to try to extend the existing permit that was issued a few years ago for the tower, well, and line replacements, received the sign off from the Illinois Historic Preservation, is waiting on boring log and water sample from the test well, and received correspondence from the local Pottawatomie Tribe asking for an archaeological investigation which, if required, will cost approximately \$2,500.00. Trustee Kapraun confirmed that no artifacts were found during the boring process, and Engineer Cook confirmed that the archaeological survey would also include the footprint of all the water mains. Clerk Maahs confirmed that the loan documents have been signed and will be mailed to Engineer Cook's office.

ii. Michael Woodbury – Public Works

Mr. Woodbury shared he ordered the new chlorine injector pump for \$600.00. Mr. Woodbury discussed that he is not buying back up equipment at this time as the equipment installed as a part of the water project will be different than what is currently used. Trustee Kapraun confirmed that Well 2 is currently the primary well.

iii. Sandie Maahs – Village Clerk

Clerk Maahs shared that the Village received permission from the State to destroy some of the older documents and is working on disposal of those documents. Clerk Maahs shared that she is working on organizing documents to be in line with the State requirements.

Clerk Maahs shared that the Board will need to start a discussion on what the Board wants in a future clerk at some point this spring.

- iv. Linda Korth – Village Treasurer
- b. Discussion on new garbage contract  
The Board discussed that they have not received a contract. President Carlson asked that the garbage contract be added to the February agenda.
- c. Discussion and possible approval of spending limit for Village officials and employees not to exceed \$1,000.00  
Clerk Maahs shared that this is a temporary measure to allow expenditures to occur until a formal policy can be put in place. Trustee Kapraun made a Motion to Approve Spending Limit for Village Officials and Employees Not to Exceed \$1,000.00. Trustee Michels seconded the Motion. Motion passed on the following roll call vote:  
Moser, Kapraun, Michels, and Kimpflin: yes  
Blackwood and May: absent

#### 4. OLD BUSINESS

Trustee Martha May joined the meeting remotely via Zoom at 7:23 p.m.

- 5. REVIEW AND CORRECTION/APPROVAL OF MINUTES OF PRECEDING MEETING
  - a. Approval of minutes from December 13, 2021 Regular Board Meeting  
Trustee May shared that on page four there are two instances of an address which should be 271 Hardanger, and on the last page Mr. Cabo's name is spelled incorrectly. Trustee Moser made a Motion to Approve Minutes from December 13, 2021 Regular Board Meeting, as Amended. Trustee May seconded the Motion. Motion passed on the following voice vote:  
Moser, Kapraun, Michels, May, and Kimpflin: yes  
Blackwood: absent
- 6. TREASURER'S REPORT
  - a. Discussion and possible approval of Treasurer's Report  
Trustee Kimpflin made a Motion to Approve of Treasurer's Report. Trustee Moser seconded the Motion. Motion passed on the following roll call vote:  
Kapraun, Michels, May, Kimpflin, and Moser: yes  
Blackwood: absent

- 7. APPROVAL OF BILLS
  - a. Discussion and possible approval of bills payable  
Trustee Kapraun made a Motion to Approve the Bills Payable. Trustee Moser seconded the Motion. Motion passed on the following roll call vote:  
Michels, May, Kimpflin, Moser, and Kapraun: yes  
Blackwood: absent

## **8. COMMITTEE REPORTS**

### **a. Streets and Alleys/Public Safety**

President Carlson shared that the Village's salt spreader was broken, which caused a delay in salting the roads, and has been fixed. The Board discussed plowing the melting snow.

### **b. Water and Refuse**

### **c. Finance and Ordinances/Zoning**

Trustee Michels shared that the Village needs to stay on top of some of the property maintenance violations. Clerk Maahs shared that the second property violation notices from B&F went out on December 22, 2022, and gave the property owners 10 days to contact B&F with a proposed plan on action to correct the violations. Clerk Maahs will ask B&F what the status of the property violations are. The Board discussed the abandoned vehicles on the property north of town needing to be removed and no progress is being made. Clerk Maahs confirmed that she will continue to work with President Carlson on a letter to the property owner asking them to remove the vehicles.

## **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**

Trustee Michels has not been able to reach Ryan Wrobel. Village Attorney Gottschalk reviewed the options available to move forward with the Board. Trustee May shared that she is also on the N.I.C.E. board and they have contributed money to the septic tank issue. Attorney Gottschalk asked Trustee May to abstain from any votes regarding this due to a possible conflict of interest. The Board discussed that Mr. Wrobel's abandoned vehicle on Village property should be removed. Clerk Maahs discussed the process for a Village, without a police department, to obtain the name of the owner of the vehicle so proper notice can be given, and shared that Village's can sometimes be successful in working with the local county sheriff as a quicker method. Trustee Michels will contact DeKalb County Sheriff. After discussion on how to proceed on the revocable license agreement, the Board directed Attorney Gottschalk to send a letter to Mr. Wrobel, or the current property owner, asking him to respond on or before the Friday before the February board meeting. Trustee Michels made a Motion to Authorize Village Attorney Cassandra Gottschalk to send a letter to Ryan Wrobel for misuse of public property. Trustee Kimpflin seconded the Motion. Motion passed on the following roll call vote:

Kimpflin, Moser, Kapraun, and Michels: yes

May: abstain

Blackwood: absent

Trustee May asked if the Village should offer to change the fees in the agreement as an incentive to speak to the Village. Trustee Michels and Attorney Gottschalk shared that they have reached out to Mr. Wrobel several times with no response.

### **b. Discussion of appraisal for property near the northeast corner of N. Viking Vie and Hardanger Gate in the Village and possible action on purchase of property 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. Curtis asked for an update after closed session. Motion passed on the following roll call vote at 8:08 p.m.:

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

Michael Woodbury left the meeting at 8:08 p.m.

Trustee Martha May left the meeting at 9:08 p.m. during the transition from closed to open session.

**11. RECONVENE OPEN SESSION**

Trustee Michels made a Motion to Reconvene Open Session. Trustee Kapraun seconded the Motion. Motion passed on the following voice vote at 9:09 p.m.:

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

The Board discussed Mr. Wrobel's legal issues.

**12. POSSIBLE ACTION ON CLOSED SESSION ITEMS**

Trustee Michels made a Motion to Authorize Village Attorney Cassandra Gottschalk to Take Action as Set Forth in Closed Session. Trustee Moser seconded the Motion.

Trustee Martha May rejoined the meeting remotely via Zoom at 9:13 p.m.

Motion passed on the following roll call vote: Kapraun, Michels, May, Kimpflin, and Moser: yes  
Blackwood: absent

The Board continued the discussion on Mr. Wrobel legal issues.

**13. ADJOURNMENT**

Trustee Kapraun made a Motion to Adjourn. Trustee Moser seconded the Motion. Motion passed on the following roll call vote of those present at 9:16 p.m.:

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

Typed by Village Clerk Sandie Maahs, RMC, CMC