

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL**January 11, 2021****7:00 P. M.**

The regular meeting of the Lexington City Council was called to order at 7:00 P. M. by Mayor Spencer Johansen in the City Council Chambers at City Hall.

Mayor Johansen led the council in the Pledge of Allegiance.

Roll call was taken to find the following physically present: Mayor Johansen, Alderman Stover, Alderman Franklin, Alderman Richard, Alderman Colclasure and Alderwoman Wilson.

Alderman Schreiber was attending remotely. Members of the staff and public present were: Kenneth Sours, Luke Smucker, Mike Cotter, Dave Belvery, Scott Bork, Eric Heuer, Robert Hardman, Jim Douglas, Evan Birkenbeil, Jason Birkenbeil, Brien Kinsella and Ian Bruckner.

It was moved by Alderwoman Wilson and seconded by Alderman Colclasure to approve the minutes of the December 14, 2020 regular City Council meeting. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Franklin to approve the Treasurer's Report in the amount of \$72,882.32. These bills included bills due December 28, 2020 and January 11, 2021. Motion carried unanimously.

Public Input: Eric Heuer, assistant chief for the Lexington Fire Department and has been on the fire department for 26 years, spoke for the Fire Department.

He asked that the council table the vote on Ordinance 2021-1 Coffee Hound this evening. They would like to make an offer on the property to be considered.

The Fire Department is out of space and needs to expand as far as office space, living quarters and other space. Only one single EMT can stay overnight because of the building arrangement. Currently we are landlocked but with this property we have an opportunity to move forward and make a better station and better department for the entire community.

We have expressed interest with Myers, Inc. and Brandt in the past, unfortunately people forget over time and we didn't think we were at a point where that was an option for us. We were surprised when we found out that the city was buying it.

We are landlocked. The building cannot go up higher unless we take it down and rebuild it, so we are very limited in what we can do. If we have to move, it is our honest assessment that it will cost an additional \$500,000 for a new building from the taxpayers to replace what we have now, without making any further additions or expansion for the Department.

The question was asked if they needed the entire lot with all out buildings or would a part of the lot suffice? Their preference would be to go across the front and have Main Street access. Now when they pull trucks out they are touching the street. They would consider a Main Street

facade. On the back of the property, we need a space to train. Now we train on South Pine Street where the old radio towers are. We have done a lot of work to that building but it now needs a new roof and we do not own the building. The back portion of the property would be a great space to train.

It was felt that The Coffee Hound would not be ready to think about selling any portion of the lot for two-three years until they saw what their development plans were.

The question was asked what were their development plans? Without knowing if they would get the property, they had discussed adding apparatus to the front for size and space and redeveloping the back. Eventually having the possibility of having offices for FEMA, Police Department and those types of things having parking facilities and offices.

The main issue now is the power lines. We have had conversations with Ameren about moving the power lines. It would cost about \$50,000 to move the power lines and change the locations of the power lines to the front of the station on Benson Street which would not work for them.

The Fire Department did not know the property was for sale or they would have made a bid on the property sooner. Council members reminded the Fire Department that the property was in the TIF District and the purpose of the TIF District is to bring business into the business district. They did not feel it was their responsibility to let the Fire Department know the property was for sale. The council thought that waiting until the papers were ready to sign was too late to change the council's agenda.

Alderman Colclasure commented on the fact that The Coffee Hound presented a detailed business plan while the Fire Department did not. He was wondering where the Fire Department was going to be with the new subdivisions coming to town? Lexington is growing. The Fire Department has created a five and 20 year plan for all of our apparatus and all of our spending including the windmills. Without that property the only avenue left to us is to raise taxes. For the last seven years they have held flat on our spending with the windmills we will be able to do so without increased spending. He understands where you are at, you want business to come, but they are very landlocked and there are very few places for them to go.

Mayor Johansen spoke to the fact that the only way the city can keep property taxes down is to bring businesses and homes to town. Their goal is not to raise property taxes but to generate revenue by bringing businesses to town such as Casey's. Every business they approach they look at revenue that they will bring in. If they don't bring businesses to town they will be raising taxes. He is all for working with the Fire Department to help with expansion, if they need to create a task force of council members and Fire Department to work on that, he is all for that. But he feels that they have gone too far on this.

Alderswoman Wilson commented that she was not aware that the Fire Department was landlocked or that two people couldn't sleep there.

The question was asked if the immediate need right now was the ability for two EMTs to be able to spend the night? The answer was yes, they could find an apartment for them but they needed something long term.

As far as the training building, you don't know how long you will have that with the repairs that are needed? Ideally they\ would like to have one located on premises so they are right there.

Ian Bruckner commented next on what he felt would be longer response times if the Fire Department were to move out by the interstate. There could be as much as four to six minutes added to response times.

Mike Cotter made the comment that maybe Thrift Avenue would be an ideal location for the coffee shop to go in. To which the reply was that it was not for sale.

Old Business: None

New Business:

Discussion/Vote Ordinance 2021-1: Coffee Hound

Everyone should have a copy of their detailed business plan and what they intend to do with the property. If we agree on this, they will not take possession until Brandt has their office built out on Orange Street and they seem to be ahead of schedule. They could be out of there by late spring or early summer.

The reason the TIF District was created. It gives the city a tool and creative ways to bring businesses to town. We wouldn't have some of the newer businesses we have if it wasn't for the TIF. This is what it is for. To bring the opportunity for new businesses to town.

It was moved by Alderman Richard and seconded by Alderman Stover to approve Ordinance 2021-1: Coffee Hound. Motion carried with 4 yes and Alderwoman Wilson and Alderman Schreiber voting no.

Discussion/Vote Ordinance 2021-1: Beyond Normal

This is our rental agreement that we have with several businesses. Mayor Johansen has included the total for what the city's portion would be. Out of this year's budget it would only be three months due to her not opening until February.

Mayor Johansen made the comment that Lavender and Lily is doing really well and the city is seeing a good return on their investment on the 5% sales tax.

Motion was made by Alderman Franklin and seconded by Alderwoman Wilson to approve Ordinance 2021-1: Beyond Normal. Motion carried with five yes and Alderman Schreiber voting no.

Committee Reports:

Mayors Report:
following items:

Mayor Johansen reported on the

Star has reported that under the new water billing program software that they have had 75 residents sign up for the auto-pay and 50 for the e-billing.

The governor has announced that if the numbers remain as projected we can open indoor dining on January 15th at 25% capacity.

He asked Alderman Richard to call a Police Committee meeting to discuss the ICOP agreement.

Alderman Colclasure asked about the brewery. Mayor Johansen heard from him today that they are continuing to work on the electrical, pricing needed equipment, working on bathroom plans and renovating what they call phase two of the Tasting Room. Alderman Stover and Alderman Franklin feel that they should try to set a meeting with them. They have an agreement in place and they were to start making payments in January. But, if they approach him and it doesn't look like that is going to come through they can turn it over to an attorney.

Alderman Stover commented that he has beer now ready to sell that he is bottling. Mayor Johansen commented that he has not applied for a local liquor license and will not get one till they know for sure they are going to open.

There were some questions about the job Ameren was doing trimming the trees on the Ollie and Dorothy Trail. They left a lot of long stumps. They are going to go back and cut those down to the ground once the weather permits.

Police:

None

Building/Insurance

None

Finance/TIF:

work on the budget.

Alderman Stover will be starting to

Water/Sewer/Sanitation:

they are working on cleaning up trees from the ice storm.

Alderwoman Wilson reported that

Street/Alley:

they are working on cleaning up trees from the ice storm.

Alderman Colclasure reported that

There being no further business, motion was made by Alderman Franklin to adjourn at 7:48 P.M. Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

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City Clerk

Approved: January 25, 2021