

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

July 18, 2011

The regular meeting of the Lexington City Council was called to order at 7:40 p.m. by Mayor Mohr in the City Council Chambers at Lexington City Hall.

Roll call was taken to find the following physically present: Mayor Mohr, Alderman Cole, Alderman Miller, Alderman Brill, Alderman Fiero, Alderman Revelle and Alderman Winterland. Members of the staff and public present were: Melanie Kunkel, Margaret Quinley, Bill Elias, Dave Schneider, Jim Groth and Brianna Groth. Brianna Groth was present to take notes for her 4-H journalism project.

It was moved by Alderman Brill and seconded by Alderman Miller to accept the minutes of the June 27, 2011 City Council meeting and the June 27, 2011 Police Committee meeting. Motion carried with a vote of 5 yes, 0 no and 1 present.

It was moved by Alderman Winterland and seconded by Alderman Revelle to approve the Treasurer's Report and authorize payment of bills in the sum of \$63,965.04. The amount includes a payment to Allied Waste, the purchase of caustic soda for the water treatment plant, and a payment for storage bin construction out at the sewer plant. Motion carried unanimously.

Police Chief's Report (1st Meeting): The Chief's report is contained in the separate minutes of the Police Committee Council meeting held during this City Council meeting.

Old Business:

1. Donna Williams' TIF Request- Alderman Winterland reported that Donna's original request was submitted on March 18, 2011 in the amount of \$11,610 for repairs to the deteriorated block and tuck pointing on the East wall. Donna resubmitted her request in April in the revised amount of \$15,620 after Jon Devore discovered some additional deterioration that needed attention. The work has since been completed. Although Alderman Winterland feels that the council should limit these types of requests, he feels Donna should be treated equally with the other TIF requestors/recipients. Alderman Revelle and Alderman Cole feel the TIF fund should not be used to maintain a privately owned building. Alderman Fiero feels Donna does a lot for our community with her businesses and her volunteerism and feels the council should grant her TIF request. It was moved by Alderman Winterland and seconded by Alderman Cole to approve a \$4,000 TIF grant for masonry repair to 219 West Main Street. Motion carries with a vote of 4 yes, 1 no and 1 abstain.

2. High School Coop Program- The High School has asked the city to participate in a coop program to provide a developmentally handicapped student with some work experience so that the student may move into a work program after graduation. The student will be accompanied by an aide and Mayor Mohr is asking the council to brainstorm some job ideas. The school is asking for the City's help even if the City cannot pay the student. Mayor Mohr feels the student should receive some compensation but will need to research insurance and liability issues. This topic will be carried over to the next meeting for further discussion.

New Business:

Water Billing Discussions- Alderman Cole has several issues regarding water billing and the city's code. Mayor Mohr asked Alderman Cole to have a Water Committee meeting to review the items with Mike Beard and Billy DuBois. Alderman Cole can then bring recommendations to the council to consider. Meeting is scheduled for Wednesday, July 20, 2011 at 5:00 pm.

Consideration and action on an Ordinance authorizing the Issuance of Sewerage Revenue Bonds of the City of Lexington, McLean County, Illinois, or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source), for the purpose of improving the sewerage system of the City- No action on this item.

Residential Subdivision Feasibility Analysis- Several weeks ago a company called MSR out of Champaign spoke with Mayor Mohr regarding his interest in a city developed subdivision. MSR is proposing a feasibility analysis for a parcel in the community at a cost to the City of \$3,500 for the interactive report. Alderman Brill feels this topic should wait until sewer connections are complete. No action was taken on the item.

City Bond Rating- No action on this item.

North Park Streets- The streets in question are Kenneth, Delane and Hilton. Bill Elias is discussing the A3 application on the streets in that subdivision. The top layer laid by Dawn after the sewer work did not stick and he has been looking into hot mixing it. Bill has spoken to several people and has received different answers from just about everyone but everyone seems to agree that if they A1 the road again it will bleed for a number of years. Bill noted that those streets out in North Park have been sealed more times than any other road in Lexington. Bill has been told that the problem stems from a poorly constructed base and until the base is corrected, there will continue to be problems.

By contract, Dawn only has to do another A1 coat. They received a bid from the Mclean County in the amount of \$27,000 to sweep it up and lay the A1.

After speaking with several individuals in the field, Bill is recommending milling 2 1/2 " and then hot mixing/asphalting it back up 2 1/2" . Estimates for the resurfacing exceed \$200,000. This expense would be incurred by the City. Mayor Mohr suggests asking Dawn to provide the city with a credit for the last coat of A1 and the city will release them of any future liability regarding the condition of the roads. Cole would like there to be some additional core sampling for further testing on the base. The council has advised Bill and the street department to collect proposals and more information for the repairs.

Sewer Connection Project Financing-Mayor Mohr's proposal is to pay cash for the initial project to get it going, use an equity line of credit to borrow money as is needed during the project, then lock in an interest rate when the project is finished. The \$1,950,000 bid could end up being less based on the measurements provided by Bill Elias as his drawings on the CAD program provide for the connection all the way out to the street rather than just to the connection T. Mayor Mohr's recommendation is to take \$300,000 from the General fund, \$150,000 from the TIF fund and \$300,000 from the Sewer fund to get the project going. It was moved by

Alderman Brill and seconded by Alderman Winterland to invest \$300,000 from the general fund cash reserves, \$150,000 from the TIF fund cash reserve, and \$300,000 from the sewer fund cash reserves in the homeowner connection project. Motion passed with a vote of 5 yes, 0 no and 1 abstain.

Mayor Mohr recommended \$6 per month homeowner connection fee based on each service connection T installed at each parcel with the collection network. He recommends that the fee be added immediately to the water bill. Alderman Miller recommended waiting one more month to begin billing which would allow residents to see that the contractor has begun working on the connections. It was moved by Alderman Revelle and seconded by Alderman Fiero to adopt the \$6 per month homeowner sewer connection fee. Motion passed unanimously. It was moved by Alderman Miller and seconded by Alderman Fiero to begin the billing of the connection fee in the September usage to appear on the October bill. Motion passed unanimously.

There were initial discussions amongst the council regarding user connection fees for newly constructed homes. No action was taken and the item will be continued.

Committee Reports:

Mayor: - Regarding deteriorating buildings like the Tucker brothers' home, Mayor Mohr would like the City to begin taking action to declare these homes uninhabitable. Mayor Mohr and Dave Jenkins looked at the parcel by the pool and feel this may also be a candidate. Regarding the ordinance violation by Linda Benedict and the associated attorney's fees, there is a hearing scheduled to have the judge award these damages and allow the City to file a lien against the property in order to collect those fees.

Police-Regarding the triangular lot on Chestnut Street, after some investigation Alderman Brill feels that the lot is unbuildable. Alderman Brill also noted that Horseshoe Lane by his business, used to be 22' wide. When sewer work was complete, the contractor only repaved 18' and has left some of it unfinished. He would like that item added to the sewer project punch list. Bill Elias explained that, although Alderman Brill has a map showing the road at 22', the road was 18' when they began the sewer work and the contractor put the road back to where it was when they started. Bill did agree that the road is unfinished and will speak with the contractor.

Building/Insurance- Alderman Miller reported that Alderman Fiero has completed the draft for the Knox Box Ordinance. This item will be added to the agenda for the next meeting.

Finance/TIF- None

Water-None

Sanitation-None

Streets/Allys- Bill Elias reported that the rock bins are finished; there is \$5,000 in the original budget for the approach to the rock bins. Bill is going to have EJ work on the approach.

There being no further business, it was moved by Alderman Winterland and seconded by Alderman Miller to adjourn at 10:00 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 7/25/2011