

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

September 9, 2013

The regular meeting of the Lexington City Council was called to order at 7:30 p.m. by Mayor John 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 Johansen, Alderman Miller, Alderman Phelps, and Alderman Revelle. Alderman Brill was absent. Members of the staff and public present were: Melanie Kunkel, Don Cavallini and Bruce Klein.

It was moved by Alderman Phelps and seconded by Alderman Johansen to approve the August 26, 2013 Council Meeting minutes. Motion carried unanimously.

It was moved by Alderman Revelle and second by Alderman Cole to approve the treasurer's report and pay bills in the amount of \$15,790.93. Motion carried unanimously.

Public Input:

Bruce Klein was present to comment on the KW Lexington LLC subdivision and noted that he and Garry have tried very hard to work their project for the betterment of the city. Mayor noted the four questions that will be considered by the council at the meeting on Sept. 23rd are annexation, zoning, subdivision plat as amended and the redevelopment agreement. Alderman Johansen asked Bruce about lot pricing. Bruce indicated he spoke with realtors who have indicated keeping the lot prices under \$35,000 is a must. Alderman Phelps discussed some of the adverse feedback he has heard from constituents. The cost of the lots as they are now would be nearly \$42,000 and city funds would be used to help pay for some infrastructure which would make each lot more affordable to buyers. One question the mayor has received was about available commercial space, the completed subdivision will have a fair market value that approaches the Wirtz project. He feels the city will realize a greater Equalized Assessed Valuation from a residential subdivision than a few commercial buildings on the same site. Although he agrees that the city could use more commercial space, there are at least 9 commercial lots available but only about 5 available residential lots. The greatest need for the city at this point in time is residential space which also can bring children to the school district. The city's levy does not need to be increased in order to pay for any money provided to the subdivision. Currently there is a yearly recurring surplus in the budget that will pay make the payments on the bond being partially used to fund this project.

Alderman Revelle has also spoken to many constituents and has found many individuals who feel the city investing any money in this subdivision may set precedence for future developers. Mayor noted that each development has to be treated individually based on the value of each project. At the advice of the Council, the Mayor agreed to write a letter to the community describing the opportunity and to answer some of the common questions.

Old Business: None

New Business: None

Committee Reports:

Mayor: Mayor received a request from Carl Schrof for a property tax refund for the Subway project. Mayor indicated that the tax bill submitted was for land only and was for the assessment prior to building construction. He noted that he sent a letter to Schrof indicating that the request did not qualify for reimbursement under the Redevelopment Agreement. Any property tax rebates, for the Subway building, will come only from the property tax increment that results from the improvements. Mayor has asked Farnsworth to provide a vacation plat for the alley next to Anvil. The survey was done a couple of years ago. They should help to make progress on the vacation of the alley.

Police: There will be a police committee meeting on September 27, 2013 at 6:30pm.

Building/Insurance: -None

Finance/TIF: -None

Water: -None

Sanitation: -None

Streets/Alleys: -None

There being no further business, it was moved by Alderman Miller and seconded by Alderman Johansen to adjourn at 9:58 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 9/23/2013