

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

September 23, 2013

The regular meeting of the Lexington City Council was called to order at 7:31 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, Bruce Klein, Brittany Phelps, Libby Hunt, Corigon Hunt, Sue Noland, Margaret Johansen, Bob Kohlhase, and Tyler Klein.

It was moved by Alderman Phelps and seconded by Alderman Johansen to approve the September 9, 2013 Council Meeting minutes. Motion carried unanimously.

It was moved by Alderman Revelle and second by Alderman Miller to approve the treasurer's report and pay bills in the amount of \$53,377.18. Motion carried unanimously.

Public Input: Bruce Klein wanted council members to understand that this subdivision is being done as a partnership with the city. He vows to make sure that if the bids come in lower than their planning estimates the City's cost will be reduced. He also noted that everything with regard to the project will be transparent with the city and he is solely interested in making lots affordable to future residents.

Old Business: None

New Business:

An Ordinance Approving the Redevelopment Agreement between City of Lexington and KW Lexington, LLC: Motion by Alderman Phelps and second by Alderman Revelle to approve Ordinance 2013-15 An Ordinance Approving the Redevelopment Agreement between the City of Lexington and KW Lexington, LLC. Alderman Johansen commended Bruce Klein for what he is trying to do for the community but Johansen has listened to the residents in his ward and, based on what they've said, that is how he will be voting this evening. Alderman Phelps noted that he too walked his ward and had a positive outcome. He is asking that the city not just hand the funds over to the developer, rather, pay out directly to contractors. Mayor noted that the Redevelopment Agreement requires the City's contribution to be paid directly to contractors. Alderman Phelps also confirmed that the amount being given will not exceed \$450,000. Alderman Revelle noted that he contacted roughly 16 constituents who had previously been opposed to the idea. After the city-wide mailing, he contacted those same 16 constituents and they have changed their mind to favor the project. Alderman Phelps also noted that any residents opposed to this ordinance have not called the city and have not shown up to the meetings to voice their opposition. Alderman Phelps also asked Klein if he has contracted with a builder. Klein said no, buyers would purchase a lot and before closing will have to produce a signed contract with a builder. With votes of 3 yes and 2 no from the Council members and a yes vote from the Mayor, the motion carried.

An Ordinance annexing Certain Property described in the Annexation Petition of Fred Schoening: This item will be forwarded to the next meeting since the annexation petition is still being signed.

An Ordinance Changing Zoning Classification of a Portion of KW Lexington, LLC:

This item will be forwarded to the next meeting since the annexation petition is still being signed.

A Resolution Approving the Preliminary Plan of KW Lexington, LLC: Motion by Alderman Phelps and second by Alderman Miller to approve Resolution 2013-8, A Resolution Approving the Preliminary Plan of KW Lexington, LLC. With a vote of 3 yes and 2 no, motion carries.

A Resolution Approving the Final Plat for KW Lexington, LLC: This item will be forwarded to the next meeting since the annexation petition is still being signed.

Committee Reports:

Mayor: Mayor noted that the city has to make a decision to renew their health insurance. This will extend the existing premium to the end of December, 2014. Mayor recommends the council work with Alderman Miller and health insurance representative, Devin Bernstein, to lock in the rate. Mayor did hear back from IDOT regarding the EDP cost sharing program for Wirtz Way. All documents have been signed but the city has not received the grant money as of yet. He believes they are still waiting for some administrative signatures for the second application for the PJ Keller Highway. State Senator, Jason Barickman, reached out to IDOT to help the process along. Mayor spoke to Wirtz representatives on how the city will share the EDP funds since the funds are roughly \$200,000 more than was originally anticipated. City has received two pay requests from Wirtz for road construction. The City will try to recapture as much of its expenses on the roadways as possible. The City attorney is preparing a second letter to Matt Drew about complying with the vicious dog ordinance. A second vicious dog complaint is also being investigated. That owner has taken some steps to comply with the vicious dog ordinance by constructing a fence.

Police: Alderman Phelps noted that he is making sure the police department is following up on ordinance violations. Tom Kinsella came before the meeting sharing a concern about farming traffic and routing semis to the grain elevator. Alderman Phelps will pass this concerns along to the police department.

Building/Insurance: Alderman Miller has contacted everyone in his ward who has not finished their concrete driveway approaches. None of the residents had any information that this was a city ordinance. He would like the city to inform future builders of what is required from the beginning to the end of the building process. He is working with Mrs. Graham with her driveway but there is a Frontier pole in her driveway. They will charge over \$3,000 to move the pole. They also noted that she can pave around it but not right up to it. Jim Johnson indicated that he would not be able to do anything about his driveway until next year. Brandt is also looking into it but their driveway may be affected by road construction on that corner. Jerry Miller will also work on getting his driveway done. If he has to do it this year, he will meet the minimum requirements of the code. If he does it next year, he plans to do a more substantial parking area. Alderman Miller asked if there was a way the city could facilitate a homeowner/contractor partnership, for the concrete driveway approaches, that could be more cost effective to the homeowner. Similar to how sewer connections were handled.

Finance/TIF: -None

Water: Alderman Cole asked Bob Kohlhasse from Farnsworth about the water treatment plant study that they have been working on for some time. Bob indicated that some of that was put on the back burner because of some items going on with the Wirtz project. He asked the council to pick a date for them to present the first phase study results. Alderman Cole indicated that Mike Beard needs to purchase some new water meters as he has no more for installation and the previous company went out of business. He is looking at purchasing 200-250 meters to hold him over until the new water treatment plant is in full swing and is hoping to incorporate a total turnover as part of that project.

Sanitation: Alderman Johansen will look into finding a new Code Compliance Officer to issue building permits and do inspections as he feels Dave Jenkins has become largely unavailable to our community. Mayor Mohr suggested Andy Torkelson as he was an inspector for contractors for Home Depot as well as a former builder. He also asked about the RDA for Jon Kemp. Mayor indicated that Jon delivered a hard copy of the RDA to him on Friday and he will forward to the council for review. No sketches were included and that is something the council and Mayor want to see before approving the RDA. Bids for demolition will wait until those items are reviewed by the council.

Streets/Alleys: Alderman Phelps spoke with Charlie Koch about the trash piled up behind the auction house. He quickly removed it. Koch then asked the city to make improvements to the alley on the south side of his auction house. Mayor asked the council to encourage Street Superintendent, Bill Elias, to complete this work.

Clerk, Melanie Kunkel, notified council members of a mistake in the council meeting calendar. Meetings for October are currently listed for October 7th and 21st; however, the meetings are really scheduled for October 14th and 28th.

There being no further business, it was moved by Alderman Miller and seconded by Alderman Johansen to adjourn at 8:30 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 10/14/2013