

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL
May 26, 2015

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.

Mayor led the council in the pledge of allegiance.

Roll call was taken to find the following physically present: Mayor Mohr, Alderman Miller, Alderman Cole, Alderman Stover, Alderman Phelps and Alderman Richard. Members of the staff and public present were: Melanie Kunkel, Zach Knight, Jill Mohr, Bob Kohlhase and Mike Beard.

It was moved by Alderman Phelps and seconded by Alderman Miller to approve the minutes from the May 26, 2015 council meeting. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Phelps to approve the treasurer's report and pay bills in the amount of \$14,725.31. Motion carried unanimously.

Public Input: None

Old Business: None

New Business:

WTP Concept Approval: Mayor distributed copies of design concepts for the water treatment plant for the council to consider in order to keep the project moving. There are four different styles for the council to choose from. Bob Kohlhase of Farnsworth Group noted that the importance of choosing a location on the land is important at this time so that borings can be taken of the ground beneath where the structure will be placed. He also noted that there is more than enough land there for the current plant; however, considerations for future changes or improvements to the plant to accommodate future growth are important in the placement of the current footprint. Mayor recommends pushing the structures to the Northwest so they can continue to allow farming around it. Motion by Alderman Miller and second by Alderman Richard to cite the water treatment plant on the NW corner of the 4 acres and proceed with a design concept that is consistent with concept #3 provided. Motion carries unanimously. Mayor noted that there are ways to find economies through the bidding process while also finding more revenue thru increases in water fees in 2016 and 2017.

Committee Assignments: Mayor swapped two committee chairs. Alderman Miller asked to have more experience in another department and he will now be chairman of streets and alleys and Alderman Richard will be chairman of building/insurance. Motion by Alderman Phelps and second by Alderman Miller to approve the committee assignments as discussed. Motion carries unanimously.

Recommended Fund Reserves: Mayor feels it is important to discuss fund reserves for large purchases in the future. Mayor distributed a cash report dating back to 2001. Mayor asked council members for their input as to how low they are comfortable allowing the cash reserve to drop. Alderman Miller noted that he would not be comfortable with it dipping much further

below the \$300,000 that it will be at by the end of the this fiscal year. Alderman Stover asked if, outside of the new water treatment plant, are there any other capital projects on the horizon. Mayor noted that with the new sewer system and a new water treatment plant, there really are no other large scale projects planned for the future. Alderman Phelps noted that he would prefer that the city stop spending at this time and leave the fund balances where they are at.

Sales Tax Review: Sales tax revenues are about \$190,000 per year which is down from \$240,000 in previous years. Alderman Phelps is volunteering to review past years revenues and see what could be done differently to capture more.

Monthly Building Permit Report: Mayor had previously asked for a council member to help monitor the building permits being applied for. Alderman Richard volunteered to take on this task. Mayor feels keeping up on new construction is important for revenues.

Material Reimbursement for Trail Ridge Culvert: Alderman Cole asked the council for their opinion on making the developer pay for moving the drainage culvert to accommodate the driveway of a duplex being built near the culvert. Alderman Cole and Mike Beard noted Bruce Klein agreed to pay the invoice if sent to him. Bob Kohlhase explained to the new Alderman on board that when the development was originally planned, the lots were roughly sketched with no real commitment as to where each home would be exactly placed on the lots. Now that the duplex is under construction, it was determined that the drainage culvert did not fit aesthetically and, once the city employees began to dig, it was discovered that the pipe was rotted and would eventually need to be replaced. Motion by Alderman Cole and second by Alderman Miller to send Bruce Klein an invoice in the amount of \$1,792.56. Mayor is concerned that this particular design was approved by the city's planning commission, the engineer's approved it, the city code compliance officer, water department, street department and the city council approved the design. Mayor is concerned that this type of behavior will discourage future investors from investing in the city. Alderman Phelps agreed with the Mayor that the potential message being sent to the developer based on the information having been approved by the city may not be beneficial. Alderman Stover asked the Mayor to put together an invoice showing labor and materials to show the developer that the city is splitting the cost of the construction by not charging for labor. Motion carries unanimously.

Committee Reports:

Mayor: Mayor received blueprints for the Cedar Street apartments and feels they will be applying for permits soon. The Castle Gardens home site is on its way to being listed on the National Registrar of Historical Places. Have reached out to the school for some criteria regarding cuts in order to receive the additional \$150,000.00. Alderman Phelps will be meeting with some school board members regarding this issue.

Police: None

Building/Insurance: The tenants still have not vacated the premises of the old Wooden Hare building. Mayor will prepare an eviction notice.

Finance/TIF: None

Water: Alderman Cole asked what to do with the mower bids. Mike Beard asked that any discussion regarding mower purchases and dump truck purchases wait until the state bids come in.

Sanitation: None

Streets/Alleys: Mayor noted that the motor fuel resolution passed was just to move the project along and get us into the bid process.

Alderman Cole did some extensive research into past council meeting minutes regarding exactly how many years Alderman Revelle sat on the council. His research was in response to the Mayor's resolution from the last meeting thanking Alderman Revelle for his roughly 30 years of service. Alderman Cole's research showed that, while Alderman Revelle was on the council back in 1984, there eventually was a break in his service which amounted to roughly 19 years. Alderman Cole wants Don Cavallini to correct his article in the Lexingtonian that cited 30 years. Mayor asked Alderman Cole to contact Don Cavallini himself and ask for a retraction.

There being no further business, it was moved by Alderman Miller and seconded by Alderman Phelps to adjourn at 9:48 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 6/8/2015