

## REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

July 13, 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 Mohr 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 Johansen, Alderman Phelps and Alderman Richard. Alderman Stover and City Clerk Kunkel were absent. Members of the staff and public present were: Sue Noland (recording the minutes for the Clerk), Don Cavallini, Dave Belvery, and Bill Elias.

Alderman Richard noted a correction to the minutes from the June 22<sup>nd</sup> meeting. It was moved by Alderman Miller and seconded by Alderman Phelps to approve the minutes from the June 22, 2015 council meeting amended to reflect that the vote on the New Condominium Development and Drainage Plan was 5 – yes, 0 - no, 1 – abstain. It had been reported that the question was approved by unanimous vote. A correction to the June 22, 2015 minutes will be submitted. The motion to approve the minutes as amended passed by unanimous vote.

It was moved by Alderman Phelps and seconded by Alderman Richard to approve the treasurer's report and pay bills in the amount of \$58,573.20. Motion carried unanimously.

**Public Input:** none

**Old Business:** none

**New Business:**

**MFT Bids:** Three bidders, Eppel, McLean County Asphalt, and Rowe Construction, submitted bids for two different MFT projects. The bid packet received from Eppel was incomplete and was disqualified for the hot mix asphalt (HMA) projects. The MFT budget was set by the Council at \$126,000. The lowest qualified bids (total \$152,864.75) were higher than the budget but less than the engineer estimates. Several options to reduce the scope of the work and operate within the budget were discussed. Finally, Alderman Miller moved to accept the \$19,937.25 bid from McLean County Asphalt for MFT street seal coating along with the annual maintenance items (\$45,952.50) but not accepting the McLean County Asphalt bid of \$73,975.00 for HMA resurfacing. The Council discussed postponing the HMA resurfacing until FY2016-17. The Council also heard from Street Superintendent Bill Elias that Cherry Street and the north end of the municipal parking lot would be resurfaced this year. Those projects are included in the TIF budget and would demonstrate continued street improvements in the community. Alderman Miller's motion received a second from Alderman Cole. The motion carried by unanimous vote.

**Anticipated Revenues Resolution:** Mayor Mohr presented the Anticipated Revenues Resolution 2015-6. Information for the Anticipated Revenue Resolution comes directly from the City budget which was approved at a prior council meeting. The City's Anticipated Revenues for FY15-16 are

\$2,031,634.00 It was moved by Alderman Phelps and seconded by Alderman Cole to approve the Anticipated Revenue Resolution 2015-6. Motion carried unanimously.

**Prevailing Wage Ordinance:** Council members were presented with copies of the Prevailing Wage Ordinance 2015-5. It was moved by Alderman Cole and seconded by Alderman Johansen to approve Ordinance 2015-5. Motion carried unanimously.

**Mounce Culverts:** Jim Mounce has contacted the City about improving the entrances to his business, Mounce Automotive by replacing the culverts in the City right-of-way. The estimated cost for the culverts is \$1,555.50 through the City's supplier. Mounce has agreed to reimburse the City for this expense and the Street Dept. will help with installation. No action required.

**Devore Street Vacation:** Devore Landscaping is interested in acquiring the small portion of Chestnut Street that is adjacent, on the north, to his existing business. This property would enable him to expand/grow his business by approximately 6,000 square feet. Mayor Mohr proposed conveying the property to Devore in exchange for the surveying and legal costs associated with the transaction. Mayor Mohr indicated that approval of the question tonight only answers Devore's question about availability of the parcel. A vacation ordinance would have to be approved, by the Council, once Devore has decided to proceed with the acquisition. It was moved by Alderman Miller and seconded by Alderman Johansen to approve the transfer of the property to Devore Landscaping for the costs associated with the transaction. Motion carried unanimously.

**Annexation Ordinance WTP Site:** Annexation Ordinance 2015-5 brings the 4 acre site, recently purchased from Parker Kemp, for the proposed water treatment plant, into the corporate limits of the City. The parcel is located adjacent and south of the Lexington Community Church property. It was moved by Alderman Cole and seconded by Alderman Miller to approve Annexation Ordinance 2015-5. Motion carried unanimously.

**Closed Session – Employee Discussion:** Withdrawn from the agenda.

**Mayor's Report:** The environmental inspection of the WTP site passed successfully. The property is paid for and the City should be receiving a copy of the recorded deed soon. A number of private investors are evaluating business plans in the community including: a brewery that would create several jobs, a new car wash, and a restaurateur interested in the Filling Station Property on Main St. These are very encouraging signs for our local economy. A concerned friend reported that the property owners at 202 S Morgan are both deceased and the property is overgrown with grass and weeds. The Street Department will monitor the property for activity and mow it if necessary. A Quit Claim Deed, to resolve the Fire District property ownership question at the water tower, has been forwarded to Fire District Board President, Mike Cotter. They will act on the measure at their meeting on August 5<sup>th</sup>. There is an estimated 12 feet of outdoor seating space at the new site of Kemp's Upper Tap which needs to be conveyed to Public Hall Hospitality. The Corporate Warranty Deed is now finished and will be executed next week. The Corporate Warranty Deed has been prepared to convey the 114 and 116 Cedar Street Properties to BC Investments, LLC for the townhouse project. The transaction will be executed on July 21<sup>st</sup>.

**Police Report:** none

**Building/Insurance:** Alderman Richard has been approached about TIF assistance with tuck pointing and other repairs needed on the Pool Hall on Main St. Bricks are falling off the building. The owner, Roger Payne, has received bids from Abraham and Devore for the improvements. Also Platform 322 has indicated a need for funds to paint their building located on Main St.

**Finance/TIF:** none

**Water:** none

**Sanitation:** Alderman Johansen shared copies of new signs “Welcome to Lexington” submitted by Prairie Signs. He also reported that Lexington Foods is under new ownership.

**Street/Alley:** Alderman Miller opened a discussion regarding the purchase of a new mower for the City. The question will be included on the agenda for the July 27<sup>th</sup> meeting.

There being no further business, it was moved by Alderman Phelps and seconded by Alderman Richard to adjourn at 9:30 p.m. Motion carried by unanimous voice vote.

Respectfully submitted.

Sue Noland, City Treasurer

Approved: