

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

October 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 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, Alderman Richard and Alderman Stover. Members of the staff and public present were: Sue Noland, Dave Belvery, Kevin Poppe, Dawn Poppe, John Anderson, Joan Anderson, Erlene Hardt, Louise Winterland, Don Cavallini, Jason McArdle, David Proeber, Amina Bobeski, Arlind Aoimi, Judy Thomas, Tom Wissmiller, CJ Wissmiller, and Helen Leake.

It was moved by Alderman Miller and seconded by Alderman Cole to approve the minutes from the October 12, 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 \$373,829.32. Motion carried unanimously.

Public Input:

John Anderson is suggesting TIF assistance to replace the roof of the Shake Shack. Judy Thomas also commented with regards to the history and uniqueness of the building. CJ Wissmiller also supports the recommendations for Shake Shack repairs. Jason McArdle, Brandt manager and business neighbor, spoke in favor of the repairs needed on the Shake Shack building. Erlene Hardt and Louise Winterland, business patrons, agreed with the consensus for a new roof. Kevin Poppe also sees the need for improvements and funding to help the owner/manager with the cost of repairs. This group made very positive comments as to the character and business habits of the owners, Amina Bobeski and Arlind Aoimi, and would like to see the City commit to support the needed repairs via TIF money. The owners were present and said thank you for the opportunity to address the issues regarding the building.

Old Business:

Senior Citizen's Turkey Dinner: Helen Leake requested funding for the annual Senior Citizens Turkey Dinner. The meal will be provided by the Shake Shack at a cost of approximately \$300.00. It was moved by Alderman Cole and seconded by Alderman Phelps to approve \$300.00 for the Senior Citizens Turkey Dinner. Motion carried unanimously.

New Business:

Assistance With Shake Shack Building Repairs: An estimate of \$15,000 to remove/replace the roof on the Shake Shack was received by the owner. Alderman Phelps expressed concerns regarding wiring of the building as preventative maintenance. Alderman Phelps is requesting two estimates for the improvements and approval of up to \$20,000 (including \$15,000 for the

roof and an additional \$5,000 problems discovered during roof work and to repair the sign). Alderman Johansen agrees with the proposal as does Alderman Cole. It was moved by Alderman Johansen and seconded by Alderman Phelps to approve a \$20,000 TIF grant for the Shake Shack building repairs. Motion carried unanimously. The “Welcome to Lexington” signs are in need of lighting. Alderman Richard has researched the possibility of using solar lights for the project. He has also discussed this with Tom Stinde of Stinde Electric.

Change in Water Billing Due Dates: Mayor Mohr discussed a proposed change to water bill payment due dates to the 25th vs the 31st of each month. An ordinance will need to be written to accommodate this change since the pay dates are established in the City’s municipal code. Alderman Phelps presented the possibility of electronic billing as an option for customers. Much discussion followed and electronic billing will be addressed at some point in the future. No action was taken pending the presentation of an ordinance to amend the City code.

Property and Liability Insurance Renewals: Alderman Richard presented information on a proposal from Dimond Brothers Insurance for the property and liability insurance renewals. This insurance increases the deductible from \$500 to \$1,000. New coverage will decrease the annual premium by several thousand dollars, cover training for police and public works employees, a review of standard policies and procedures. Dimond Bros. will service coverage provided by ICMT insurance group for the general liability, property and casualty products. It was moved by Alderman Richard and seconded by Alderman Miller to appoint Dimond Brothers as the City’s property and liability insurance agent and to accept their proposal for property and liability insurance. Motion carried unanimously.

Barker Chevrolet Sales Tax Sharing Agreement: Mayor Mohr stated that Barker Chevrolet has requested an extension to their sales tax sharing agreement with the City. They are making the request because General Motors has required façade improvements with a significant cost to the business. The initial agreement was negotiated by Mayor Frank Feigl. The agreement provides for sharing the sales tax generated by Barker Chevrolet. 50% of the City’s share of the sales tax will remain with the City and 50% will be reimbursed to Barker’s. This will result in no change to the City’s cash flow. The new agreement includes the stipulation that Barker’s cannot appeal the assessed valuation of the property during the term of the agreement. Mayor Mohr mentioned that Barker Chevrolet is the last dealership in McLean County that is not located in Bloomington/Normal. It was moved by Alderman Richard and seconded by Alderman Phelps to extend the agreement eight years. Motion carried unanimously.

Property Acquisition 105 N Cedar Street: Mayor Mohr is recommending the acquisition of the property located at 105 N. Cedar St. in order to aggregate enough space for future commercial development. Alderman Phelps has concerns regarding the historical contents of the building. Alderman Cole has concerns with the demolition process. Alderman Miller, Alderman Johansen, and Alderman Richard have concerns with the stability of the building and safety of persons removing the contents. It is also their recommendation to have the current owner remove various contents prior to the closing. It was moved by Alderman Johansen to offer \$35,000 to purchase the property and to allow removal of contents prior to closing with the exception of removal of the brick structure seconded by Alderman Phelps. Motion carried unanimously.

Welcome Sign Lighting Project: Alderman Richard reported that proposals for solar lighting equipment were still being finalized so that competing bids could be compared

Committee Reports:

Mayor Mohr discussed the construction of the new water treatment plant. The city's water is of good quality and quantity but the City will soon be limited by its ability to treat enough water to meet daily needs. The current plant can pump and treat 350 gallons of water per minute whereas the new plant will be able to pump and treat 500 gallons of water per minute. We will not need a new water tower for storage. The cost of the new plant is estimated at \$4,200,000. We will be applying for IEPA financing through their revolving loan program which currently has a low loan interest rate of near 1.9% and 20 year amortization. With only 15 years remaining in the life of the TIF district, it's important to keep moving forward with the project.

Mayor Mohr is encouraging all available aldermen to participate in the annual Halloween Party at 2:00 on Saturday, October 31, at the school. The City will once again be serving hot dogs, cookies, and drinks at the costume judging contest.

Mayor Mohr is suggesting that it will be possible to not raise the property tax levy at the end of the year. He stated the McLean County Assessor's office provided an estimate of equalized assessed valuation (EAV) that is up 1.8%.

Mayor Mohr noted a resolution authorizing the transfer of a portion of Chestnut Street to Devore Landscaping will be presented at the November 9, 2015 Council meeting.

Police – Chief Belvery reported ordinance revisions are required for the following ordinances: Truancy, expulsion and suspension of students; the state will cease to allow expulsion of students in the coming year. Vehicles with expired registration, junk storage trailers, etc. Bicycles must have a headlight and taillight at night. An amendment to the animal control ordinance regarding the inhumane treatment of animals, i.e., size of kennels (too small for the animal), diseases, vaccinations, etc. Also the chief mentioned that Officer Tabor will be handing out candy during trick or treating on Halloween.

Building/Insurance: Alderman Richard will contact Dimond Brothers Ins. with regards to switching the insurance. The appraisal of physical property will start prior to the switch.

Finance/TIF: none

Water: Alderman Cole briefly discussed how City staff assisted with the construction of the Mounce car wash project. Also the flushing of the hydrants is ongoing throughout the City.

Sanitation: Alderman Johansen will seek bids for garbage services. Also, the school will no longer have a recycle bin on site. Therefore, he is suggesting a recycle bin be placed at the school and the City will cover the fee. Alderman Phelps made a suggestion to allow the public to also have access to the recycle bin. Mayor Mohr suggested that the school's recycle bin be negotiated with the next garbage service contract.

Street/Alley: Alderman Miller has had a request for additional parking spaces at the Lexington Senior Apartments.

There being no further business, it was moved by Alderman Miller and seconded by Alderman Phelps to adjourn at 9:12 p.m. Motion carried by unanimous voice vote.

Respectfully submitted

Sue Noland, City Treasurer

Approved: