

Lexington City Council Meeting

March 24, 2020

11:00 A. M.

The recessed March 23rd meeting of the Lexington City Council was called to order at 11:00 A. M. by Mayor Spencer Johansen in the City Council Chambers at City Hall.

Those present are: Mayor Johansen, Alderman Colclasure, Alderwoma Wilson, Alderman Stover, Alderman Franklin and Alderman Richard with Alderman Schreiber attending remotely. Members of the staff and public were: Bill Elias and Zach with Farnsworth.

Mayor Johansen reported that they opened the bids for the Douglas Drive North and the numbers are not where they wanted them to be. Knapp was in at a base price of \$455,063.78, the alternate bid with asphalt was \$492,547.65, Stark came at base price \$452,103.32, the alternate was \$492,984.32.

We do still have bids out there just for the road surface itself, that would be the concrete, curb and gutter or asphalt. We have talked to David Leake about moving the dirt. We thought it may be less expensive with Nap or someone doing the local work but with Casey's that is not the case. Those bids will be opened on the 31st. He would suggest that we table these bids. He is going to be talking with Casey's and Hanson and try to figure out something. Mayor Johansen suggested we table these bids until we open the bids on the 31st and see where we are at that point. We cannot do it at this price.

The question was asked as to what we are obligated to do. The answer was to put in 250 feet of road. That was the agreement with Hanson. He will talk with Hanson to see if he can change that. He will also call Casey's to see if they will redesign their layout so all the trucks go out on Wirtz Way. He can approach Hanson and say we are not ever going to build that road but we just need some time to build it when we get some money in from Casey's. When we first started talking about building the road we were using IDOT numbers and since then things have skyrocketed up. They are still moving forward with the I55 project. We thought this approach would save us some money. We have no agreement with Casey's, our agreement is with Hanson's. Casey's plans call for almost 240 feet to where the trucks come out. Can we move that around so the trucks go out on Wirtz Way? He is hoping Casey's will help with the road.

Alderman Stover reminded the council that we have an agreement with Hanson and feels we have to put this road in whatever the cost. If we put this road in it all but eliminates the other projects that we eventually would do. It is about double what we had projected. We are doing something we shouldn't have to do and we are doing it at a high point in the market. Surely Hanson will give us a break here. See where Hanson stands on the matter.

Mayor Johansen thinks he can work with Hanson as he doesn't have anything else going on out there. We are not saying we are not going to do it, we are just saying we can't do it now. Our agreement is, if we have someone else who wants to build out there, then we approach it when we can. Worst case scenario, five years down the road, if everything goes smoothly from now on and Casey's is up and running, we will have the revenue from that to help put that road in. There is also the option of approaching Casey's and doing a redevelopment agreement and let them put the road in and we pay them back over a period of time.

Alderman Stover commented that they had suggested that earlier and Casey's was not interested in putting the road in. Unless that has changed they probably will not be receptive to that idea.

Mayor Johansen thinks that Casey's has now invested a lot of money in this project and may now be more receptive to say they can live with the trucks going out this way for a while. He doesn't think they will pull out completely and be stuck with the property and all the fees they have already paid.

The comment was made that Wirtz Way was built to handle trucks.

Mayor Johansen reminded the council that if they do not approve the bids today, Casey's could go ahead and start work.

Mayor Johansen commented that for zoning of residential subdivisions the developer puts in all the streets, sidewalks, etc. but there is no requirement for industrial or commercial subdivisions. That is something that should be addressed.

Mayor Johanson also commented that \$80,000 of the bid was the county for the turn lane off of P.J. Keller Highway. He thought he would approach the county board members for some help with that.

Motion was made by Alderman Richard and seconded by Alderman Colclasure to table the bids for Douglas Drive North. Motion carried unanimously.

There being no further business, a motion was made by Alderman Franklin to adjourn at 11:17 A. M. Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

City Clerk

Approved: