

**REGULAR MEETING OF THE LEXINGTON CITY COUNCIL**

**January 14, 2019**

**7:00 P. M.**

The regular meeting of the Lexington City Council was called to order at 7:00 P. M. by Mayor Spencer Johansen in the City Council Chambers at City Hall.

Mayor Johansen led the council in the Pledge of Allegiance.

Roll call was taken to find the following physically present: Mayor Johansen, Alderman Schreiber, Alderman Stover, Alderwoman Wilson, Alderman Franklin, Alderman Richard and Alderman Colclasure.

It was moved by Alderwoman Wilson and seconded by Alderman Colclasure to approve the minutes of the December 10, 2018 regular City Council meeting. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Richard to approve the second half of the bills from December 2018 in the amount of \$136,815.09. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Richard to approve the first half of the bills from January 2019 in the amount of \$19,146.57. Motion carried unanimously.

**Public Input:** None

**Old Business:** None

**New Business:**

**INTERSECTION DESIGN STUDY P. J. KELLER HWY DISCUSSION AND POSSIBLE VOTE**

Mayor Johansen started the discussion stating that this is not something that we need to vote on tonight but the quicker the Council decides something the quicker the work can begin out there.

With Casey's the contracts have been signed and the process is at the attorneys but we need to talk about a road so it is still a long way away. They are probably from the time everything is signed it will be 10 months before construction.

That intersection design is one of the first things to be done out there. Mayor Johansen asked Farnsworth to break it down what needs to be done so everyone would know and that is \$10,800. We have talked about taking this amount out of the TIF account and going forward with that. That will be the only item out of the budget this fiscal year, then we can talk about the road and proceed with that after May 1, 2019.

The question was asked if there was any reason that Casey's might back out. Mayor Johansen felt that the answer to that was no but felt he could not speak for Casey's but he did not foresee anything.

The question was asked if there would be enough fill dirt. Mayor Johansen felt that there was enough fill dirt but that was again up to Casey's. The City will provide the fill for the road which he had talked to Casey's about and they had agreed to over the phone when they start making everything dirt ready they are going to fill in where the road goes to a certain point and we will have to compact it, but will knock \$20,000 off that project. They are willing to do that.

Worst case scenario Casey's drops out and someone else goes in, that needs to be done regardless. If Casey's sees a break in the weather, and they want to get started this part is already done. This will need to go thru the County. It is a lengthy process and may take up to three months to get this approved.

There followed a discussion on how much the City wanted to be involved in putting in the road and how much they felt Hanson should be involved. Mayor Johansen stated that Hanson has not been easy to work with and feels he should not pay for any of the road. Various options were discussed but in the end if the City wants Casey's to come to Lexington the road needs to go in. If the City does not want to put in the road we can walk away from it.

Casey's wants 225 feet of road as they start construction, and that is \$400 per foot, and another 225 feet within five years. That is in the contract with Hanson' that he or the City provide that much road. To start construction would be \$90,000 to put in 225 feet of road. The total length of the property that Casey's is buying is 550 feet. This price does not include the two culverts that must be put in.

Mayor Johansen thinks Casey's will provide a substantial amount of revenue for the City, sales tax and property tax, we are going to have to spend some money to get it done. He thinks that Hanson will deed the property for the road over to us. A 70' X 550' parcel and we put in 225 feet of road now and 225 feet within five years. He thinks we should only pay for the second part if Hanson has future development wanting to go back there.

Mayor Johansen will have something drawn up for the next Council meeting stating that the City will build the first 225 feet and that is as far as we are going to go now and we will discuss the other 225 feet if there are future development.

Mayor Johansen was going to inquire with Casey's to see how the clause got in the contract and what they were going to do with the back two acres.

### **Committee Reports:**

#### **Mayors Report:**

Mayor Johansen reported that he has a signed contract from Fred Moressette and repayment will start in March. Fred was in today to report that the Health Department says he is required to put in ADA bathrooms.

As of January 1, 2019 the state passed a new law senate bill 29.99 requires reimbursement to City staff for any equipment they use in the line of duty basically this covers cell phone usage. We are thinking of doing a reimbursement of \$50.00 per month to each employee. Everyone was in agreement with this. We need to work out some details with Chief Belvery as now we pay him \$85.00 per month. He has his on 24/7 as he is on call and it was felt he should get more. Billy Dubois was getting \$30.00 per month but he has all the Water Plant data on his phone. We could spend a lot more money. They could bring their bill in for more and we would be required to reimburse them.

There were several new laws that went into effect as of January 1<sup>st</sup>. Mayor Johansen has a list of them if anyone wants to see them. One other that effects the City would be the active shooter law. Chief Belvery is aware of the law and is one of the things he will be looking into during his trip to Las Vegas for the Shot Show Police Training.

Mayor Johansen has been in contact with Corn Belt Electric and Ameren Electric concerning street lighting on P. J. Keller Highway. Corn Belt is going to go ahead and add three lights out by Dollar General on existing poles and brighten that intersection up. Ameren is going to do an engineering study, which is on them, the rough estimate is they can put 13 lights in where their boundary starts right on this side of Dollar General into Lexington. We would need to pay for that and it would cost about \$1,000.00 per pole and light. That number may change after they do the engineering study. He believes we do have the option of saying we only want to do a certain amount. He believes we need to light up that area up, and this will be in next year's budget.

Ameren also told Mayor Johansen that they are upgrading the sub-station that is on old 66 and bringing the lines in from Normal and they will be on the side of the Ollie and Dorothy Myers Trail. That will take place this year at some point. They will be putting poles along there and Mayor Johansen felt we would be able to put lights on those poles and light the trail as well.

Stinde Electric told him about a program that Ameren has about upgrading our lighting in here. The initially bill was \$2368.34 to come in and replace all the bulbs with LED bulbs. With the program they have it's going to cost us \$256.00. Ameren is coming out with a lot of programs for businesses on how to save money. The annual savings on that was over \$1,000 a year.

Mayor Johansen thinks we seriously need to start looking for a spot for a new subdivision.

There were four new houses built in the new subdivision last year. It doesn't sound like a lot, but it is good for Lexington. We had five total new houses built last year. Four of them out at the new subdivision. That leaves 10 lots out there. Someone came in today and got a permit for another house out there. That takes it down to nine. At that rate we are at the point we need to start looking. Does anyone have any ideas what direction we need to start looking, what direction we should go. Our first step is to find a developer. Mayor Johansen has had a meeting with Cheney and John Albee, a realtor from Bloomington, Chaney had at one time wanted to put a subdivision back behind Dollar General and they are looking for a developer now that might be interested in doing something out there. We need to start looking. If you check Zillow there are not many houses for sale right now. We are down to nine lots out at the new subdivision and by the end of the year we may be down to two. It's encouraging that we have that many new houses. It's encouraging when someone comes in and want's a building permit.

There was some discussion as to where a subdivision might be and what people were looking for in a subdivision. Close to the interstate versus close to the school, single family or condos. Mayor Johansen's questioned whether buyers were wanting \$270,000 houses or, with State Farm's situation, if buyers are wanting something a little bit on the lower end. The feeling was that this would be up to the developer. Mayor Johansen was not sure how many of the new houses actually brought new families to town.

Sondra Wisdom is closing Daffodil Lane and Mayor Johansen is meeting on Friday with someone who might be interested in putting something in there. We need everybody to work on trying to bring businesses into town. If you hear of someone thinking about opening up a business we need to pursue that a little bit. The more people working on this the better. It is frustrating when you have so many buildings sitting empty. Sondra is not closing because lack of business.

**Police:** Both new police officers are at or near the top of their class at the Police Academy. Officer Lorschach will be graduating February 8<sup>th</sup> and start his field training program. McLean County has already tried to entice one of our officers to come to work for them and the officer decided to stay with Lexington.

**Building/Insurance** None

**Finance/TIF:** Alderman Stover reported that there are new TIF requests coming in and will be included in upcoming Council meetings.

**Water/Sewer/Sanitation:** None

**Street/Alley:** None There was a comment on the streets that the guys running the snow plows did a good job. One of the plows broke down but was due to the age of the truck and should be repaired in a couple of days.

Alderman Colclasure wanted to reassure the Council that the grocery store was not closing. There are two guys that are going to run it for a year and see how it goes. They will be making a number of changes.

There being no further business, motion was made by Alderman Richard to adjourn at 7:46 P.M. Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

City Clerk

Approved:                    January 28, 2019