#### REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

## **September 28, 2020**

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 Colclasure, Alderman Franklin, Alderman Stover, Alderman Richard and Alderwoman Wilson. Alderman Schreiber was attending remotely. Members of the staff and public present were Don Cavallini, David Belvery, Kenneth Sours and Paul Deters.

It was moved by Alderwoman Wilson and seconded by Alderman Colclasure to approve the minutes of the August 24, 2020 regular meeting. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Franklin to approve the Treasurer's Report and pay bills in the amount of \$72,980.11. A question was asked about the Ameren bill at 905 S. Pine being \$2,000. That is the Water Plant and it was explained that wells are switched and last month that bill was probably very little. Motion carried unanimously.

Public Input: None

### **Old Business:**

Discussion/Vote Resolution No, 2020-4: Authorizing TIF Loan Agreement for Improvements to a Business at the Property Commonly Described as the Shake Shack, 512 W. Main Street, Lexington, Illinois 61753

This is a follow up to our last meeting to the TIF loan agreement and needs council approval for the formal resolution.

It was moved by Alderman Franklin and seconded by Alderman Stover to approve Resolution 2020-5: Authorizing TIF Loan Agreement for Improvements to a Business at the Property Commonly Described as the Shake Shack, 512 W. Main Street, Lexington, Illinois 61753. Motion carried unanimously.

# Discussion/Vote Resolution 2020-5: Regarding the Release of Executive Session Minutes

Alderman Richard and Alderman Franklin completed the closed session meeting minutes review on September 16, 2020. They reviewed 22 Lexington City Council and three Lexington Police Committee closed session meeting minutes.

Alderman Richard and Alderman Franklin recommended that the minutes from the April 11, 2011 and April 7, 2018 City of Lexington closed session meeting minutes and the March 1, 2018, July 5, 2018, September 25, 2019 Lexington Police Committee closed session meeting minutes, both written and recorded no longer require confidential treatment and may be released for public viewing.

It was moved by Alderman Richard and seconded by Alderman Franklin to approve Resolution 2020=4: Regarding the Release of Executive Session Minutes. Motion carried unanimously.

## **Discussion/Vote Bids for Surplus Real Estate Property**

Bids on the old Water Plant which includes the brick building behind it were opened this afternoon and there was one bid of \$300. The appraisal that was done valued the property at \$0.

After discussion it was felt if they accept this bid the buyer needs to pay the closing costs and the portion of the survey costs that cover this property. Also, there would need to be an agreement that ice falling from the Water Tower hitting the back side of the building would not be the City's liability.

Motion was made by Aderman Franklin and seconded by Alderman Colclasure to accept the bid from Frank Summers for the Surplus Real Estate Property, the old Water Plant, in the amount of \$300 with the following stipulations: that he pay the closing costs and the portion of the survey costs that apply to the property. Motion carried with five yes votes and Alderwoman Wilson voting no.

Discussion/Vote Ordinance 2020-5: Declaring Certain City Owned Real Estate to be Surplus Real Estate as no Longer Necessary or Useful to the City of Lexington or for the Best Interests of the City of Lexington and Authorizing the Sale of such Real Estate in Accordance with (65 ILCS 5/11-76-1) (from Ch 24. par. 11-76-1). 65 ILCS 5/11-76-2 (from Ch. 24 par. 11-76-2) and 65 ILCS 5/11-76-3 (from Ch. 24, par. 11-76-3.)

This is the parcel on Orange Street that Brandt is interested in. There is an easement to allow us to use the rock bins and to the sewer.

This property must be declared surplus property before we can proceed with the next phase.

Motion was made by Alderwoman Wilson and seconded by Alderman Stover to approve Ordinance 2020-5: Declaring Certain City Owned Real Estate to be Surplus Real Estate as no Longer Necessary or Useful to the City of Lexington or for the Best Interests of the City of

Lexington and Authorizing the Sale of such Real Estate in Accordance with (65 ILCS 5/11-76-1) (from Ch. 24. par. 11-76-1). 65 ILCS 5/11-76-2 (from Ch. 24 par. 11-76-2) and 65 ILCS 5/11-76-3 (from Ch. 24, par. 11-76-3.) Motion carried unanimously.

New Business: None

**Committee Reports:** 

**Mayor's Reports:** Mayor Johansen reported on the following items:

More bricks have fallen off of Koch's building on Main Street. Most fell within the fence that we put around the West side. We have barricaded more off on the Main Street side. He has had Attorney Shields write Charles Koch a letter to have the problem taken care of. He understands that they do have some insurance and an adjuster is coming to look at it. They did try to give us that building and the cost of asbesto removal was around \$68,000 and another \$30,000 to tear it down and we cannot afford to do that.

Casey's is on schedule and expects construction to be complete by December 7th and be open by December 17th.

On the street part, they poured some curbs today and weather permitting next week will get it asphalted. Casey's will start on their driveway next week and the inside should not take long.

He is still waiting on direction from the governor's office on trick or treat hours. There will be a halloween party in the tent but he is not comfortable with setting trick or treat hours yet.

**Police:** Alderman Richard reported that they had had several applicants for the position to interview. One applicant they would like to hire was Louise Rosenberg. By next meeting we will need to vote to officially hire her. and swear her in.

**Building & Insurance** Alderman Franklin reported that he has the insurance packet out to three different places to get quotes on.

Finance & TIF None

Water/Sewer/Sanitation None

**Street/Alley** The sidewalk over by the grocery store has been poured and hope to get the other side of the street done next week.

Clerk Pease reminded those running in the April 6, 2021 election that their packets were ready and in their mail boxes. They must be returned to her the week of December 14th.

There being no further business a motion was made by Alderman Franklin to adjourn at 7:24 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

By Pati Pease

City Clerk

Approved: October 12, 2020