

**REGULAR MEETING OF THE LEXINGTON CITY COUNCIL****August 23, 2021****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 Stover, Alderman Little, Alderman Richard, Alderman Mattingly and Alderwoman Wilson with Alderman Franklin absent. Members of the staff and public present were: Linda Cheever, David Cheever, Matt Cheever, Nate Poehlman, Andy Arndt, Brian Graves and Chief Belvery.

It was moved by Alderwoman Wilson and seconded by Alderman Little to approve the minutes of the August 9, 2021 City Council meeting. Motion carried unanimously.

It was moved by Alderman Stover and seconded by Alderman Mattingly to approve the Treasurer's Report and paying of the bills in the amount of \$39,895.51. Motion carried unanimously.

**Public Input:** Nate Poehlman of Analytical Brewery wanted to give the council an update of all that had been happening at their building. There has been a lot going on. They have been meeting with contractors and have gotten the two windows and doors on the west side of the building opened up along with a door on the south side leading to the back. They are getting finalized quotes for the actual doors. They are having Jason Birkenbiel of William Masters do the electrical work to power the brew house equipment plus having a sewer and gas line installed. The existing slab of concrete is cracked and there was some concern if it would stand up to the weight of their equipment. There is currently no water or sewer in the building. They are going to get rid of the concrete and start with new. Roof and siding material is ordered and they hope to have the building painted soon. Commercial doors are taking about 6-8 weeks to come in. They have taken all the existing ceiling down and feel it has given the building a whole new feeling.

Mayor Johansen commented that the closing is set for August 31st.

The three will continue to work with their attorney to complete all requirements to obtain all permits and their federal liquor license, then they will be looking to obtain a local liquor license as well.

**Old Business:****DISCUSSION GOLF CART UPDATE**

Alderman Richard had a revised format for the Golf Cart Ordinance with a cover letter to send off to the attorney. Most of the changes were on the next to the last page and were made to the revocation and suspension of license of someone who is habitually breaking the rules.

Alderman Mattingly was concerned about there being nothing about side markings on the golf carts. At night you are not able to see them from the side. He thought a strip of reflective tape along the step would make them more visible.

Mayor Johansen wants everyone to look it over and get it back to Alderman Richard by the end of the week so it can go to the attorney. We probably won't be able to get it ready to enforce before the end of the year and out in the year end newsletter.

**DISCUSSION/VOTE - ORDINANCE 2021-10: AN ORDINANCE APPROVING BID AND AUTHORIZING THE SALE OF CITY-OWNED REAL ESTATE LOCATED AT 301 E. WALL ST. IN LEXINGTON, ILLINOIS**

This is the Lockenvitz house that we sold back in May. We have been waiting for the county to get the tax bill on the property straightened out. We can now transfer to the buyer James Groth so he can get started tearing the house down.

Motion was made by Alderman Stover and seconded by Alderman Mattingly to approve Ordinance 2021-10: Approving Bid and Authorizing the Sale of City-Owned Real Estate Located at 301 E. Wall St. in Lexington, Illinois. Motion carried unanimously.

**New Business:**

**DISCUSSION/VOTE - TO GO INTO CLOSED SESSION FOR PERSONNEL AND CERTAIN PROPERTIES**

Motion was made by Alderman Mattingly and seconded by Alderman Richard to go into closed session at 7:18 P. M. Motion carried unanimously.

**DISCUSSION/VOTE - 104 S. CENTER STREET PROPOSALS**

Everyone has had a chance to look at the two proposals and think about them.

Motion was made by Alderman Stover and seconded by Alderman Mattingly to accept the Cheever Family Trust proposal for the swap for 104 S. Center Street. Motion carried unanimously.

### **DISCUSSION/VOTE - CONDITIONAL HIRE OF POLICE OFFICER**

Motion was made by Alderman Richard and seconded by Alderwoman Wilson to conditionally hire Thomas Walker if he meets all the terms for the position of police officer. Motion carried unanimously.

#### **COMMITTEE REPORTS:**

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

The closing for the brewery is the 31st of August. That is when we will get the check for the purchase price of \$15,000 and we will give them the check for their loan of \$65,000.

The attorneys have drawn up an agreement with Dollface Desserts. When he gets a copy of that he will get it out to everyone to look at. We will deed the property over to them for nothing and in return they will put up a new building, then we will loan them \$60,000 over the duration of the TIF and we have agreed to no property tax rebate for the new construction. With the TIF we will get 100% of the property tax for the duration of the TIF.

BP is moving forward. He has met with the engineers. They have made some suggestions back to their architect about some changes they want to make. Evan's attorney has drawn up paperwork to subdivide that so we can eventually annex that into the city. Phase one will be adding 8 diesel lanes. Phase two will be a hotel and another fast food restaurant. He would like to lock them in on a date on phase two. He does not want to annex in the 8 diesel lanes and then the hotel never happens. He has told them the city will need a complete site plan with a detention basin.

He is meeting with Commerce Bank. He would really like to get a pharmacy in that building. Chenoa Pharmacy recently went to Fairbury and he does not know if he would still be interested. He has a couple of other people interested in the building as an investment but will need to have the price lowered. At some point, if we do bring a business in, we will need to address the point that \$5,000 of the \$11,000 annual property tax is in the TIF. We may need to come up with some kind of an agreement where we help out with a property tax rebate.

Chaney is still working on financing for his subdivision. He has sold all but one of his condos and that has a sale pending. That benefits us by the fact that we don't have to rebate the property tax bill back to him after next year and we will start receiving the property tax off of each condo.

At some point, in order for us to get a subdivision in town, we are going to have to get some skin in the game. We are running out of housing and we are running out of options. My first thought was to approach Tentic Group and say we will help put in the infrastructure but the first thing you have to put up is an apartment complex. The property tax we would receive on that after the first year would be pretty good.

Census came out and showed that we were up 60 people. He is not convinced that is accurate. He believes a lot of people did not fill out their form. He feels we have had a lot of growth in the last couple of years.

He has been working with the city guys with water leaks, picking up brush and other jobs.

**Police:** None

**Building/Insurance** Mayor Johansen reported that Alderman Franklin had been getting price quotes on insurance renewals.

**Finance /TIF** None

**Water/Sewer/Sanitation** Alderwoman Wilson reported that they had been working on water leaks.

**Street/Alley:** None

Mayor Johansen reported that Slagel has put the final coat on the quonset. They oversprayed some cars at the bank and they are taking care of that.

They are still working on installing the cameras.

There being no further business, motion was made by Alderman Mattingly to adjourn at 8:03 P.M. Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

City Clerk

Approved: September 13, 2021