

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL**OCTOBER 9, 2017****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 Colclasure, Alderman Richard, Alderman Stover and Alderman Fosen with Alderwoman Wilson absent. Members of the staff and public present were: Sue Noland, Jon Grimsley, Earl Vandegrath, Jeff Alexander, Jim Alexander, Zach Knight, with Farnsworth Group, Don Cavallini, Tom Kinsella, David Belvery, Billy Dubois, and Chase McCumsey.

It was moved by Alderman Colclasure and seconded by Alderman Schreiber to approve the minutes of the September 25, 2017 regular City Council meeting. Motion carried unanimously.

It was moved by Alderman Fosen and seconded by Alderman Stover to approve the Treasurer's Report and pay bills in the amount of \$309,652.20. This included a sewer treatment plant payment of \$228,116 and an engineering payment to Farnsworth Group of \$63,812. Motion carried unanimously.

Public Input: Jim Alexander spoke representing Jon Grimsley, Earl Vandegrath, and Jeff Alexander. They are asking that the City Council consider not putting the windmills within the mile ½ set back of the City limits. They are all landowners within the setback area and are very concerned about the effect of the windmills on their property values. That area includes some of the best farm land in the county and they do not see why anyone would want to clutter their farm land with these turbines, but they do realize that they are coming in the future, but are asking that they not come near their homes. I think it is a done deal as far as the windmills coming because they have been Ok'd in the past. Our main concern is property values. If the windmill is too close to our property only a select few will be interested in buying our property.

Invenergy has sold the school district on the turbines. I went to school here as did my wife, and we want to see the school stay. Lexington has never turned down a referendum for the school but we do not want the windmills on top of us. The school board is not going to give a recommendation one way or the other.

I went to Invenergy's office and asked to see a map of where the windmills would go, and they would not show me a map. I hope you will leave the land the way it is.

Tom Kinsella stated that he is a long time resident of Lexington. Unless he hears a better reason to put up the windmills he is opposed to the mile ½ setback. They can always change that setback.

Mayor Johansen commented to Tom's statement that we have control where those windmills will go. He asked them to put something formal in writing inside the mile ½ and he got an e-mail and a phone call from them to be taken off the agenda. Right now there is not a formal request for the City to act on the mile ½ setback. There has been discussion only. We have asked to see where the windmills are going and have not received any map of the locations.

Alderman Colclasure is not in favor of handcuffing future councils or future expansion. He is not in favor of going inside the mile ½ setback. They say we need to leave 1500 feet from the windmill.

Zach Knight with Farnsworth Group gave an update on the water plant. It has come a long way and the end is in sight. They are fine tuning a list of things that need to be completed. The week of the 23rd the equipment manufacture will be out and then an inspection from the state. By this time next month or a little later the plant will be ready to start.

Old Business: Ongoing discussion on Invenergy: See above comments.

New Business: Consideration/Vote on Ordinance 2017-7: Authorizing Declaring Certain City of Lexington Personal Property to be 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 Personal Property of their Disposition of such Personal Property in Accordance with 65 ILCS 5/11—76-4.

Property listed for sale are:

1998 Ford Dump Truck with 11 Foot Snow Plow

1996 John Deere 455 3cyl 22hp Tractor with 60" Mower Deck

1982 Vermeer 1250 Chipper

2016 Western Snow Plow

2009 Ford Crown Victoria Police Package

Motion made by Alderman Fosen and seconded by Alderman Schreiber to approve Ordinance 2017-7. Motion carried unanimously.

Halloween Party: The Mayor reminded the Council members that they are to come to the party on October 29th and help with the festivities.

Consideration/Vote on City Owned Properties: We own two locations on Main Street, in the 200 Block and the property by Tom Shields. We need to decide if we want to offer these for sale as a new retail construction. We do have people come to town and ask about sights to construct buildings for new businesses. I asked Casey Hall to look at them and give us some estimates on values. I am looking for feedback. If we decide to sell buildings by park, we would need to build a new storage building. Prices from Cleary \$89,300 and take

\$150-\$160,000 to build and to finish it. We need to ask ourselves if we want to market the park area for housing or retail? And do we want to relocate the public works storage and salt bin as far away as our Orange street property? My concern is that if a tornado or fire destroyed this building it would wipe out all equipment, and I feel we need a backup. We also need to get rid of property that is no longer needed and downsize a little. We have two dump trucks, tractors and squad cars along with other equipment that we need to keep inside. We need a plan in place to approach what our needs are going to be. Is the property on Orange Street big enough for the size of shed that we will need? We need to cover the salt and need a wider and shorter building with three overhead doors. We need to think ahead on the budget for what we want to do. We are not going to do anything till next fiscal year but should think about getting some estimates. Demolition costs need to go into next year's budget. We can do the vacant lots for now and hold off on the other properties for now.

Motion made by Alderman Colclasure and seconded by Alderman Fosen to approve the disposition of City owned property. Motion carried unanimously.

Consideration/Vote on Final pay request on Water Plant: Alderman Fosen stated: We have earmarked \$300,000 for the water plant but have not turned it over to the EPA. We will be getting the final payment in two weeks. At one point I pointed out to the Mayor that the bond for the road improvement for Wirtz coincided with the end of the TIF paybacks. The water plant is set on a 20 year repayment schedule and the TIF ends in thirteen years, the sewer fund bond will come out of the general fund. Do we want to set up a new 10 year bond? Alderman Fosen's thoughts are, set up a new loan, at a new interest rate, rates are so low this is like free money. My recommendation would be to operate the plant for about six months and see how it goes and then pay the loan down. If we make an extra principal payment of \$300,000 early it would take about two years off the term of the loan. If we pay it down now it would lower the payment but it would still be a 20 year loan and payment. We have a new sewer plant and low repairs but as it ages the repair costs will increase. At the end of the TIF someone will need to decide where that sewer payment will come from as a portion of the sewer payment comes from TIF. Unless we take on new larger projects, our intake from TIF is going to be drastically smaller. We can leave as set up or operate for six months, and if running smoothly contact EPA and make a special payment and come right off the end payment, or maybe only make \$175,000 one year and \$175,000 the next year.

Mike Richard asked about resolving the dirt issue of \$4,000. The Mayor will address this issue this week.

This issue was tabled until a future meeting of the City Council.

Consideration/Vote on Carnival Contract: Scheduling has been a problem with the old carnival. We have a contract with Zeller Amusements for \$5,000 in gross ride sales. They are clean and come well recommended. The dates are

May 31, 2018 thru June 2, 2018. The Mayor's hope is that the Chamber of Commerce will take it over and the City will be out of it. Once we started it we need to keep it going.

Committee Reports:

Mayor's Report: A piece of property owned by Sue Davis on Chestnut Street is not big enough to put a building up on. She was told it was big enough to put a building on it when she purchased it. She would like to donate it to the City. This item will be on the agenda of the next meeting October 23, 2017.

The other piece of property is between the Fort and the Flower Shop which burnt in the 1970s. They are willing to sign a 5-10 year lease to the City and we pay the taxes. The taxes on the property are \$74 per year. Through private donations I would like to put up a stage that could be used for all of our special events. I would not use tax dollars.

The water plant punch list is tomorrow at 10 A. M. and we take possession the 23rd of October. We also got a check from P. J. Hoer and an apology letter regarding the Well Eight issue.

New businesses, Tech Services, a computer lab coming to Lexington and Kelly's on 66 ribbon cutting is at 10 A.M on the October 16, 2017.

Police: None

Building/Insurance: None

Finance/TIF: Here is the history of the rate setting for the tax levy. It stayed the same

2007-2013 at	EAV 29.2M	Levy \$159,600 and Rate	.554 and then began to go up,
2014	29.5M	\$166,596	.547
2015	29.7M	\$166,596	.562
2016	30.2M	\$171,100	.567
2017	32.2M		

We need to decide if we are going to toe the line or if the home owner's tax bill is going to go up. I should have this ready for a vote at the first November council meeting.

Tom is still working on the TIF annual meeting. The Mayor will get with him this week. Maybe we can have that meeting the second council meeting in November.

Water/Sewer/Sanitation: None

Street/Alley: None

There being no further business motion was made by Alderman Stover to adjourn at 8:15 P. M.
Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

City Clerk

Approved: October 23, 2017