

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

November 22, 2010

At 7:30 p.m., the regular meeting of the Lexington City Council was called to order by Mayor Mohr. This meeting, as usual, was held in the City Council Chambers at City Hall.

Roll call was taken finding the following physically present: Mayor Mohr, Alderman Brill, Alderman Cole, Alderman Fiero, Alderman Miller, Alderman Revelle and Alderman Winterland. Members of the staff and public in attendance were: Zach Knight (FWG), Mary Beth Wright, Ron and Marlene Mann, and Melanie Kunkel.

It was moved by Alderman Winterland and seconded by Alderman Cole to accept as presented the minutes of the November 8th City Council meeting, the November 8th Police Committee meeting, and the November 17th TIF/Finance Committee meeting. Motion carried unanimously.

It was moved by Alderman Winterland and seconded by Alderman Revelle to accept the Treasurer's Report and authorize payment of bills in the amount of \$67,120.90 (nearly \$52,000 of that was the annual commercial insurance premium). Motion carried unanimously.

Public Input: 1) Zach Knight, of Farnsworth Group, presented an update on sewer progress to date: **Div A** – After 267 days earthwork is in its final stages at the Storage Lagoon berms. Rip rap continuing on storage lagoon. The WWTP building has been constructed with split face walls and roof. The interior is still under construction. 73% complete. **Div B** – After 267 days, Stark has installed the wet well and valve vault structures at each of the five locations. The plumbing of the valve vaults and wet wells continues. Gravel backfill to begin this week. 69% complete. **Div C** – After 276 days, Stark has installed approximately 100% of the 12" C900 Forcemain from the WWTP Pump/Blower building to the irrigation site. Grass roads to Central Pivot Irrigation Units planted. Pipe testing and monitoring well to be completed this year. 73% complete. **Div D** – After 267 days, G A Rich has installed 57% of the piping. All pipe is installed west of Old Route 66. Installation of pipe beginning on east side of Old Route 66 and north of Main St. Paving roads on Spencer and around grain elevator. 56% complete. **Div E** – After 267 days, Dawn Companies has installed 39% of the piping for the contract. Currently installing pipe along Chatham and Vermillion Sts. 49% complete. **Div F** – After 267 days, Sunrise Ag constructed both the north and south irrigation system spans and pads. Final connection from Division C forcemain to be completed this year. 73% complete.

2) Mary Beth Wright, representing the Red Carpet Corridor planning committee, gave the council an update on the planning for the 2011 event in May. Several dates were noted: 11/23 – Statewide Rt. 66 Red Carpet Corridor meeting in Pontiac; 11/30 – Lexington Red Carpet Corridor meeting at City Hall; 1/15/11 – Deadline for ads from sponsors. The group has been busy promoting the event at area holiday craft shows, on the City website, and with direct mailings to local businesses. Banners to be used for the Bed Race were displayed.

Old Business:

Benedict Property – To date, no new proposal has come forward in resolution, so the City will carry on as planned. The Structural Engineer's report has been received, with the evaluation that the structure is so compromised that repairs or rebuilding would be cost prohibitive. Demolition is the recommended action. The next court date is scheduled for January.

Edwin Kemp Trust Annexation – Timing of this planned annexation was moved up so the City could take advantage of revenues from the Bright Stalk Wind Energy project being constructed east of Lexington. It will entail the addition of approximately 300 acres and about 1000' feet of additional road on East Bowery St. By code, it will be annexed as O-1 – Open land. After discussion, it was moved by Alderman Brill and seconded by Alderman Revelle to adopt **Ordinance 2010-9-Annexation of the Edwin Kemp Trust property**. Motion carried with 5 yes votes and 1 recusal.

Special Events Coordinator Proposal – After examination of the budget, and in order to get the task of the current City-wide activities directed by a single individual, it was moved by Alderman Winterland and seconded by Alderman Miller to accept the proposal by Sara Compton to serve in this capacity at a fee of \$2000, to be reconsidered annually. These duties would include the City Halloween Event, the Christmas on the Prairie, Spring and Fall garage sales, supervision of the annual City directory, and oversight of the City

website listings, as well as participation in the Red Carpet Corridor event. Motion carried with 5 "yes" votes and 1 "present" vote.

Mann TIF Grant Request – Alderman Winterland discussed the TIF/Finance Committee's recommendation to award \$2000 to the parapet repair project on the building at 301 W Main St (Post Office). The Manns were able to provide a second bid and a history of their personal investments in properties they own in the TIF district. There are other upcoming TIF disbursements anticipated which need to be taken into account. After discussion, it was moved by Alderman Cole and seconded by Alderman Miller to approve a grant of \$3500, to be paid upon delivery of proof of payment by the Manns for the work, which is already underway. The alderman voted as follows: 1 recusal, 3 "yes" votes, 2 "no" votes and the Mayor voting "yes" to provide a majority of the quorum approving the motion to award the \$3,500 grant.

Koch TIF Request – Matter tabled to a later date, as Alderman Winterland is still waiting on information from Mr. Koch's contractor.

New Business:

House at South and Pine St – The condition of the house at 108 W South St is still the object of complaints. Since being burned, it has been boarded up, with the owner mandated to get either a repair or demolish permit from the City's Code Compliance Officer. To date this has not happened, and it is generally believed that the owner is living in the adjacent shop building. Alderman Winterland will keep Dave Jenkins on the project until some satisfactory compliance is achieved.

Zoning Board of Appeals Recommendation - The Zoning Board of Appeals met November 17 to deliberate on a request by Don Revelle to allow a variance on a proposed accessory building. The garage would be built at 118 Hilton, and would exceed the square footage requirement for accessory buildings. That board has sent a recommendation to the City Council to allow the variance. After discussion related to the updated code requirements, it was moved by Alderman Cole and seconded by Alderman Winterland to allow the variance. Motion carried with 5 "yes" votes, and 1 "present" vote. Mayor Mohr complimented the Zoning Board of Appeals on the thoroughness of the deliberations and the process directed by Code Compliance Officer Jenkins. A regular meeting of both the Board of Appeals and the Planning Commission for the 5th Mondays of the month is being planned, with the first to take place on January 31st, 2011.

2011 Levy – The levy being proposed is the same as the '07-08, '08-09, and '09-10 Levies. No new money was requested from taxpayers in that time frame, making the amount of new revenue passed up more than \$22,000. Considering the work associated with the sewer project, significant changes to insurance plans, and other personnel changes, the Mayor and Council compliment the staff for hard work and attention to City finances. The Finance Committee and the Mayor are recommending the same levy once again. It was then moved by Alderman Winterland and seconded by Alderman Fiero to adopt **Levy Ordinance 2010-10**. Motion carried unanimously. Mayor Mohr went on to give everyone a copy of a study, done by Berns, Clancey & Associates, which analyzes municipal property tax rates from 81 selected communities in central Illinois. In their ranking, Lexington has moved to 63rd place in municipal tax rate, and 44th in total tax rate, which is very favorable, and puts Lexington below the mean and well below the median of all those communities.

Committee Reports:

Mayor – A Council workshop was held November 15 to explore the possibility of the City financing the curb-to-house connection portion of the sewer project. Several options were discussed: 1- Do nothing and allow residents to be charged a connection fee and find and pay their own contractors to get their connection made; 2- Draw up an Ordinance describing the project, draft specifications which must be met, draw up a scheduling agreement with homeowners and let one or more contractors present proposals for doing this work for homeowners; 3 – Any other ideas (none were presented). The Mayor has found that the City has the legal authority to do manage an agreement between the City, the contractors and the property owner. This option would be handled much like the current garbage contract, with the contractor contracting with the City, and the City in turn charging a nominal monthly fee to homeowners. Mike Beard will be contacting area businesses that can perform this type of work. They will be invited to attend a fact-finding meeting on Monday, November 29, so the City can get input on how these options might or might not work.

Police – The committee met on November 8th, and Alderman Brill thanked Alderman Miller for standing in for him during his absence. The next meeting will be held December 13.

Building/Insurance – Alderman Miller reported that Atty. Tibbs has all the paperwork necessary to get the Wastewater Treatment Plant site and the Garage building at 109 N Vine recorded as tax-exempt City-owned

property. He has also spoken to an individual who is considering rental of the building at 117 N Vine. When keys get corrected, he will be meeting that person so they can evaluate the structure for their possible needs.

Finance/TIF – Alderman Winterland thanked Margaret Quinley for her assistance in getting the levy document prepared. He also asked if the City has set a date for a Christmas/Winter Social. None has been scheduled at this moment.

Water – Alderman Cole asked if there was some way the City could honor Ollie Myers who recently passed away. He will come with tribute suggestions at the next meeting. He also asked how the Council would like to acknowledge the unpaid assistance of Skip Schott and Sue Vincent, and is asking for suggestions.

Sanitation – None

Street/Alley – None

There being no further business, it was moved by Alderman Winterland and seconded by Alderman Miller to adjourn at 8:55 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Margaret Quinley
City Clerk

Approved : 12-13-10