

**REGULAR MEETING OF THE LEXINGTON CITY COUNCIL**  
March 10, 2014

The regular meeting of the Lexington City Council was called to order at 7:30 p.m. by Mayor John Mohr in the City Council Chambers at Lexington City Hall.

Roll call was taken to find the following physically present: Mayor Mohr, Alderman Cole, Alderman Johansen, Alderman Miller, Alderman Revelle, Alderman Phelps and Alderman Fosen. Members of the staff and public present were: Melanie Kunkel, Mike Beard, Donna Williams, Bob Kohlhase, and Sue Noland.

It was moved by Alderman Cole and second by Alderman Miller to approve the minutes of the February 24, 2014 Council Meeting. Motion carried unanimously.

It was moved by Alderman Revelle and second by Alderman Fosen to approve the treasurer's report and pay bills in the amount of \$235,717.38 which includes invoices from Stark for the Wirtz Way road construction. Motion carried unanimously.

**Public Input:** Donna Williams provided the council with a copy of the artwork for the Memory Lane billboard. She is also looking to get sponsors whose names will appear at the bottom of the sign. Council members were happy with the sign but would prefer not to add sponsor names to the bottom as they feel it could cause a maintenance issue in the future if businesses come and go.

**Old Business:**

**Jaycee Hall Demolition Bids:** The bids were as follows: Accurate Site Specialists \$94,000, Coleman \$145,425, American Demo \$193,000, Stark \$223,700, and Earth Services \$349,700. Accurate Site Specialists withdrew their bid leaving Joe Coleman Salvage & Demolition with the lowest bid. As asked by the council at the last meeting, a letter of intent and contract were prepared by Farnsworth and brought to the meeting. Once approved, Coleman will issue a 10 day notice as is required by the EPA. They are hoping to come in on March 26<sup>th</sup> to start hand removing the asbestos. After that they will complete the demolition process with a substantial completion date of May 26<sup>th</sup>. Motion by Alderman Johansen and second by Alderman Revelle to approve the bid of \$145,425 and award the contract to Joe Coleman Salvage & Demolition out of Pana, Illinois. Alderman Cole asked Bob Kohlhase of Farnsworth Group why the city would return the bond to Accurate Site Specialists after they withdrew their bid. Bob read the portion of the contract that notes that the bond money is only held when a contractor backs out after the contract has been awarded to the contractor and contracts have been signed by all parties. Alderman Fosen asked about the end result of the demo. Bob noted that the walls will be left in place to support the earth around the hole. Also, instead of typical construction fencing, they will install a fence around the hole with driven posts for stability until new construction is underway. Motion carries unanimously. Alderman Cole asked Bob to pass along to the contractor that should the trees out back need to be removed; city workers can remove them but would like the contractor to remove the stumps.

**Wall Street Pump Station Repair:** Mike Beard did turn the repairs into the insurance company as discussed at the last meeting and they have paid for the repairs. The insurance does not cover moving the control cabinet up to the three foot level. The estimate to raise the panels is roughly

\$8,000. Motion by Alderman Cole and second by Alderman Johansen to approve the estimate to relocate the control cabinet. Motion carries unanimously.

### **New Business:**

**Closed Session – Property Acquisition:** The council did not discuss this topic in closed session. The property in question is the vacant lot owned by Commerce Bank across from the old Filling Station. Commerce is willing to give the lot to the city if the city can obtain a letter from the EPA indicating the site is clear. The city does have a buyer who is willing to reimburse the city for costs incurred obtaining a No Further Remediation (NFR) letter. Bob Kohlhasse commented that 1,000 cubic yards of soil was removed from the lot some time ago and some soil testing was begun but never finished. Because the NFR letter can take many years to obtain, Mayor feels with the amount of remediation previously done and time for ecological decomposition the city should assume the lot from Commerce and release them of any future liability. Bob recommends the city take some borings and keep the test results on file in case the EPA ever comes back and requires the city to obtain the NFR. After the lot is sold to a new owner, the city will be liable in the future to test and/or remediate any contaminated soil, releasing Commerce of any liability for contamination remediation in the future. Mayor is looking for the council to approve the measure to come to an agreement with Commerce Bank regarding the transfer of the lot to the city in exchange for a release of future liability. Motion by Alderman Revelle and second by Alderman Cole to proceed negotiating with Commerce Bank by holding them harmless of future environmental liability in exchange for the parcel. Motion carries.

### **Committee Reports:**

**Mayor:** Mayor will have new committee assignments for the council to consider at the next meeting.

**Police:** Alderman Phelps provided an update. Alderman Cole asked Alderman Phelps to make sure the brush ordinance is in the April water bill newsletter so residents are aware of the change.

**Building/Insurance:** Alderman Miller has been asked by a Boy Scout troop if the city has projects they can work on. Mayor noted that the gazebo at the town square is in need of repair this year.

**Finance/TIF:** Alderman Fosen questioned the confidentiality of the city's medical bills that are signed by Alderman at council meetings and asked the mayor to come up with another system to code those bills to provide better confidentiality. Mayor noted that he would speak with Star regarding this.

**Water:**

**Sanitation:** None

**Streets/Alleys:** None

There being no further business, it was moved by Alderman Miller and seconded by Alderman Johansen to adjourn at 8:45 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 3/24/2014