

REGULAR MEETING OF THE LEXINGTON CITY COUNCIL

April 14, 2014

The regular meeting of the Lexington City Council was called to order at 7:50 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, Don Cavallini, Sue Noland, Bill Chaney, Dave Schneider, Dennie Pignotti, Dottie Pignotti, Julie Crouch, Paul Deters, Billy DuBois, Bill Elias, and Mike Beard.

It was moved by Alderman Johansen and second by Alderman Phelps to approve the minutes from the March 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 \$239,202.72 which includes a partial payment to the IEPA in the amount of \$228,116.28. Alderman Fosen questioned payments to Farnsworth that were withheld at a previous meeting. Mayor and Alderman Revelle noted that the payment was recut because two invoices had mistakenly crossed paths. Motion carried unanimously.

Public Input: Dennie Pignotti addressed the council regarding the Meadow Ridge playground that will be built across the street from his home. He is concerned about how big the playground will be and what the traffic will look like on his dead end street. Mayor noted his plan tonight was to designate a council member and a full time staff member to be a on a council who will work to bring the playground to fruition. Mr. Pignotti and Julie Crouch are concerned about where parking will take place as most people who live on the dead end street have small children and they are concerned for their safety. Alderman Fosen spoke on behalf of the subdivision and noted that this playground will be constructed on city property and the ultimate plan should be brought back to the council for a final decision. Julie Crouch is concerned about security and questioned whether the park will be open to anyone other than residents in their neighborhood. The Mayor noted that a city park is open to everyone and cannot be restricted. Alderman Revelle advised her to speak with residents around the town square park regarding safety/security.

Old Business: None

New Business:

Cedar Street Development Discussion: This development is being considered on the city owned vacant lots off Cedar Street. Bill Chaney is the potential developer in attendance. Sketches of the project were previously supplied to council members. Bill is asking the city for help with sidewalks on the East and the North as well as sewer connections. He noted that it will be a seven unit apartment building with brick fascia all the way around. Parking would come from the alley in the back. He referenced the Mayor's request for parking garages for residents to store belongings. Bill noted that the cost for garages as opposed to carports is substantially higher. He is considering a one car garage and one outside parking space per unit which would cut the costs. Alderman Johansen asked about rent. Mr. Chaney noted rent would be around \$995/month. Motion by Alderman Miller and second by Alderman Phelps to create a draft

Redevelopment Agreement with BC Investments for a seven unit residential complex on the city's Cedar Street Property. Motion carried unanimously.

Sept. 6 Street Closing Request: This question will be carried over to the next meeting in order to gather more information.

South Pine Street Condition: Sue Noland previously worked with Bill Elias to create a proposal to fix the rippling on that road. Bill noted that South Pine Street is on his list of repairs for this spring.

FY 2014/15 Budget Approval: Changes to this year's budget include keeping the water rate the same, a 2% pay raise for full time city employees, \$15,000 out of the General Fund towards the Meadow Ridge playground, an additional \$61,000 added to the streets budget, \$42,000, ½ out of the street fund and ½ out of the water fund, for a new truck, \$30,000 for the purchase of 115 Parkway and \$40,000 for paving the municipal parking lot. Alderman Cole questioned a pay increase he feels is due to Billy DuBois for some certifications that he had previously obtained. Mayor produced the contract in his personnel file and, at the request of council members, read it aloud. It outlined the starting base pay, a \$1.00 pay raise increase for both Class C and Class D certifications. Alderman Cole went around the room asking the council's opinion on making the pay increase retroactive. Revelle feels Billy's job should be reevaluated and a pay increase determined at that time. Alderman Phelps feels it should be reevaluated but, based on the contract; he is due his \$1.00 per hour raises for the certifications he obtained and feels he should be paid retroactive. Alderman Fosen feels his position should be reevaluated and pay increased as decided at that time. Alderman Miller concurs with Alderman Fosen. Alderman Miller's concerned that voting to approve the budget tonight would close the budget to any future permanent expenses this year. He also feels a decision tonight could be possibly short changing Billy in the long run and indicated that this item should be discussed in a separate meeting of the water committee. Mayor noted that he would accommodate a future permanent increase in Billy's pay if the water committee recommended it. Coleman is raising the cost of the demolition of the Jaycee Hall based on additional asbestos found during the hand demolition. Alderman Cole and other council members feel it should be an additional cost absorbed by the initial inspector for his oversight. Alderman Johansen questioned the amount set aside for the part time police salary. Alderman Phelps would like to see an increase in the part time police salary to \$27,900 to accommodate another 8 hour part time shift once a week. Mayor feels there needs to be some value for the money being spent. Alderman Fosen noted that the sewer fund expenses in this year's budget are off by \$3,500. Mayor corrected that portion of the budget. Alderman Phelps asked for a dollar amount for replacing garbage cans and planters to beautify Main Street. Mayor noted that money gained from the video gaming machines in the Main Street fund could be used for that purpose. Motion by Alderman Miller and second by Alderman Fosen to approve the Fiscal Year 2014/2015 budget with changes as outlined. Motion carried unanimously.

Meadow Ridge Playground Project: Mayor is looking to appoint one Alderman and one full time city employee to communicate project plans to the council. Motion by Alderman Johansen and second by Alderman Revelle to appoint Steve Fosen and Bill Elias to the playground project committee. Alderman Phelps would like to make sure the residents in this community are kept abreast as to what is going on. Paul Deters is asking to be notified about meetings as he would like to attend and be a spokesman for his neighborhood. Motion carried unanimously.

Landscaping at City Hall: Devore Landscaping has agreed to donate plant materials to beautify the front of city hall. Sue Noland will work with them on this project.

Police Chief Expectations and Council Recommendations: There is no decision to be made at this meeting. Mayor noted that the council is interested in a higher level of performance from the police department, better administration, better enforcement of codes, management of staff

and the ICOPs contract. Those priorities have been explained to Chief Dave Schneider several times over the years. The police committee will meet to outline the performance expectations for the leadership of the police department. Mayor suggests that the police committee have their regular meetings before the first council meeting of every month so any and all input can be discussed and addressed by all councilmen. Alderman Phelps wants to schedule a meeting to outline the expectations. Alderman Fosen's priorities are an appropriate level of deterrence in town and at the school and that patrol is being throughout the city, not just in a couple areas. Alderman Cole questioned why Dave does not receive overtime. Mayor indicated that the chief's position is a salaried, managerial position and is exempt from overtime and Mayor noted that the council agreed and voted on that back when they hired Dave. Mayor will pull previous copies of council minutes to refresh Alderman Cole's memory. Alderman Cole noted that he will be calling the labor relations board to check into the legality of the city not paying Dave overtime.

Resolution Authorizing Acquisition of 115 Parkway: Mayor provided a historical review of the sale of this property. The current owner is not interested in keeping it and is asking the city to purchase it for the \$22,000 he paid for it. Alderman Fosen clarified that money has been allocated in the budget to purchase and demolish the building. Motion by Alderman Miller and second by Alderman Fosen to initiate a contract with Mike Steidinger to purchase 115 Parkway. Motion carried unanimously.

Ordinance Re: Trail Ridge Subdivision Tax Increment Revenue: Mayor previously circulated an email pertaining to Lots 3-9 in the Trail Ridge Subdivision. Currently a small portion of those lots are in the TIF district causing an accounting nightmare for potential property owners. The ordinance being presented exempts these parcels from the TIF district. This would allow the city's taxing bodies to collect their share on those lots. Motion by Alderman Revelle and second by Alderman Miller to adopt Ordinance No. 2014-4 to exempt certain lots in the Trail Ridge Subdivision from the TIF district. Motion carried unanimously.

Committee Reports:

Mayor: None

Police: None

Building/Insurance: None

Finance/TIF: None

Water: None

Sanitation: None

Streets/Alleys: None

There being no further business, it was moved by Alderman Miller and seconded by Alderman Phelps to adjourn at 9:33 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Melanie Kunkel, City Clerk

Approved: 4/28/2014