

**REGULAR MEETING OF THE LEXINGTON CITY COUNCIL**

**June 25, 2018**

**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 Stover, Alderman Colclasure, Alderman Fosen, and Alderman Richard. Alderwoman Wilson was absent. Members of the staff and public present were: Chief Belvery.

It was moved by Alderman Colclasure and seconded by Alderman Richard to approve the minutes of the June 11, 2018 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 \$37,462.03 Motion carried unanimously.

**Public Input:** None

**Old Business: Discussion/Vote Ordinance 2018-4 Prevailing Wage:**

This is a formality that we go thru every year and is all drawn up for us. Motion was made by Alderman Colclasure and seconded by Alderman Fosen to approve Ordinance 2018-4 Prevailing Wage. Motion carried unanimously.

**Discussion/Vote Resolution 2018-2 Support of the Designation of Route 66 as a National Historic Trail:** There is a push to get this done. They have sent us this sample resolution. Mayor Johansen thinks that if this happens it will open up some funding for the City as possible grants to do some work along the road and maybe at the four way intersection. There is no guarantee on that but it is a very good possibility. This request came from Springfield and costs us nothing to pass this resolution. Motion was made by Alderman Colclasure and seconded by Alderman Stover to approve Resolution 2018-2 Support of the Designation of Route 66 as a National Historic Trail. Motion carried with four yes and 1 abstain.

**Discussion of New Building:** At some point we need to decide if we want to put a new building up and move forward. We have interest in the buildings up by the park and I don't want to drag it out if we have no intention of doing anything. I know the key thing is to sell those buildings first and at least come up with \$100,000 out of those buildings.

Alderman Richard thinks we should hold off for another year and get more business in town. If we get \$100,000 out of those buildings and finish the new building like we want it is a quarter of a million dollars.

Alderman Schreiber agrees with Alderman Richard. We need to hold off. We need to sell those buildings first.

Alderman Fosen thinks we need to put the word out that they are surplus property and that will generate interest.

Mayor Johansen has interest in the old Water Plant and that front building and interest in the old Fire Station.

We can clean out the old Salt Shed and get pretty much everything we need in there.

Mayor Johansen doesn't know if we will get right at \$100,000 but we might be surprised. He still hasn't got the appraisal back.

Alderman Fosen thinks the Water Treatment building truly is surplus property. The other buildings then fall in line with that. If we get enough interest to start on the process on the properties with no value to them. He also thinks the one other property, the Fire House, would actually have quite a bit of interest with potential vendors. He thinks that Alderman Richard is right. That with all the projects we have had over the last several years it would not be a bad thing to take a break to wait a year or two.

Alderman Richard realizes that we could buy the building and bid construction of the building out and it will be a lot faster.

The question was asked about how much it would cost to get the site ready. Alderman Richard felt the site was close to being ready now for a decent size building. The whole south side needs to be graveled. He feels the cheapest way to go would be to buy the building a bid the construction.

Mayor Johansen knows the interest is still strong in the Water Plant and the building in front, and on the Fire Station as well. The person who wants to buy and put a business in wants to make a decision and move on it. He does not think he will wait another year.

Alderman Richard says we can build on the site and not put concrete or anything else in, just rough electric. Everything out of the Water Treatment and Police Shed can go in the Salt Shed.

Alderman Fosen believes the Fire Station is one that if we went ahead and sold it we'd have storage space somewhere.

Mayor Johansen has decided to put this item on the agenda for the next council meeting as he will have the appraisal by then and he will contact both interested parties and see how strong their interest is.

Alderman Fosen asked if we clean out the Fire House if there is any place in town to store the items for nine to twelve months.

Mayor Johansen felt that depending on how long it took to put up a building, we could put that part into the sale, we can use it for six months until we get something built.

Alderman Richard reminded the council that the Salt Shed did need a roof before anything could be stored in it.

Mayor Johansen also feels that the person interested in the buildings would first be concentrated on the Water Plant before he did anything with the front building so we would still have that for some storage.

Following was more discussion of what the possibilities would be if they cleaned out the Fire House and rented it from a prospective buyer. Now it is sectioned off for the Food Pantry, could it be cleared out to hold the snow plow and other equipment? It was felt that maybe the Salt Shed had more room and they could move the salt to the Sewer Plant.

Alderman Stover felt that we were pretty much committed to getting rid of these buildings whether we build a new building or not. Whether we build this year or next year the finance situation is not going to change.

Mayor Johansen feels that if we can get close to \$100,000 out of the buildings then Alderman Fosen feels we should be able to get \$150,000 out of the various City accounts.

Mayor Johansen will have the appraisals for the next council meeting.

**Discussion of Rec Center Study:** Alderman Stover started the discussion by stating that the Park District, School District and town has a need for more indoor facilities for youth sports and were looking at options. A committee was started to look at these options. We looked at Burbach Co. to come in and give a proposal. They specialize in pools but do any kind of rec center building. We talked about if we were going to build something, what would we like to have. If we were doing everything, this is what we would do, nice indoor track, volley ball, basketball, workout facility, nice looking, attached to a future pool, that is what they designed. The committee was in agreement that we are not willing to spend that kind of money. When we started on this we were looking at a rec center building but now it looks like we are going to have a pool project in the near future and I think we are ready to step back from this project. The city paid for Burbach to come and do a study, put together some estimates and give us this information. Now we have this information to look at and based on this information, from the city's standpoint we are done with it and will pass it all back to the Park District. If they decide to do a referendum or put something out to the public it will be up to them.

Mayor Johansen has met with Stephanie Stover, president of the Park District board, and they no longer want to follow thru with this project. The City's agreement with Burbach was signed in October of 2016 and the City agreed to pay \$2100-\$2500 in expenses. He has told the company to bill us so we can get them paid.

One thing that bothered Mayor Johansen about these meetings was that the previous administration had proposed various ways to pay for this project by raising taxes, raising sales taxes, raising property taxes and raising gasoline taxes. He has no intention of raising taxes. The way to avoid raising taxes is to work harder at bringing more businesses into town and make up that difference. The people he has talked to are more interested in replacing the swimming pool than putting up a rec center. It would be hard to compete with Bloomington-Normal with all the work out centers they have there, and Chenoa just opened one up and it will be hard to compete against it as well.

The Park District is in agreement and Mayor Johansen is going to contact Burbach and let them know that the City is through and if the Park District wants to pursue anything farther that will be up to them. He does think that the Park District needs to address the pool issue and maybe next year they need to look at a referendum and start raising the money with a five year scope of putting a new pool up.

Alderman Fosen stated that the \$.50 school referendum was \$375,000 was the scope of the dollars involved for that referendum. The Park District is the same size as the School District.

Alderman Colclasure wanted to know if anyone had asked the community what they think about this.

**Wildwood Brewery Update:**

Attorney Tom Shields has mailed a letter out to the owners of the brewery since the last council meeting. Mayor Johansen's goal is not to get the TIF money back, his goal is to get the brewery open and has been the goal all along. We have communicated many times with the owner with no response. Mayor Johansen hopes that things get better, that he gets this letter and that he realizes that some things have to be done. We are not going to back down from our position, we need some action from him. Mayor Johansen hopes to hear something from him within a week or so, so we can move forward on that. If the council members get a chance to go and see the progress, Mayor Johansen would encourage them to do so.

Chief Belvery stopped last week and was invited in and said it looks very nice inside.

Mayor Johansen hopes the letter will motivate him to get the information back to us that we need and we can come up with some kind of solution. Mayor Johansen wants him to get open. He needs to respond to us and answer some letters and phone calls from us.

Alderman Fosen stated that we are just trying to get a baseline understanding of where he is at and what are the milestones for the actual opening the business before we can decide what we want to do about his failure to perform. As of yet we don't have a lot of confidence of when the business might be in a position to open.

Mayor Johansen reported that the last meeting was really confusing as to who financed and who owned the building or where the deed was and they still gave them no date for opening.

**NEW BUSINESS:**

**None**

**Committee Reports:**

**Mayors Report:**

Lexington Homecoming Carnival was once again a success. Profit was the same as last year, close to \$1,600. The new company this year was real easy to work with. Next year we are talking about pushing it back a week to June 6, 7, & 8, 2019, also exploring the idea of wrist bands for each day. They can provide more rides next year plus no guarantee. This year our guarantee was \$5,000. If it rained we still had to give them \$5,000. They agreed to do it next year without a guarantee. I want to thank Star and Tabitha for all they did to make it a success.

Lexington in Bloom was held this past Saturday (June 23, 2018) another success for Lexington. This was a garden and house tour. Crowds were good and brought a lot of people to town. I believe some seven historic houses and 10 gardens were visited.

Our first Farmers Market will be Saturday, July 14, 2018, from 7 a.m. to 12 p.m. at Patton Park, after that they are looking at Tuesday July 24, 2018 from 4-7 p.m. and then every other Tuesday. There are several vendors signed up. There is no charge to participate. First come first serve to come in and set up. The only work on the City is to make sure the Park is clean.

Castle Gardens has continued Concerts on the Lawn events every Friday, it's a huge draw for Lexington.

Kemp's annual Street Fest is also on July 14, 2018 from 6 p. m. to 12 a. m. The streets will be closed off at 5 p. m. This event also has a good following and brings people to town.

It is events like all of these that continue to draw people to town and puts Lexington on the map.

Casey's—the sight plan is in the review stages. They had asked that we help with communications with the county on a couple of issues, we did get those resolved. I remain very optimistic.

DaT Bar—First week in July the roof and window work is expected to begin. The agreement will not be signed until they actually start the work. The agreement gave them 60 or 90 days. As soon as that is signed I will inform the council.

I will be attending a Liquor Licensing and Regulation Workshop in Springfield the afternoon of June 26, 2018. This is an update on the laws for issuing liquor licenses. I have some questions

on brewery licenses. In the morning I will be at the governor's office first to give him that picture frame that we gave him in September and he didn't take with him and to discuss some things on the Route 66 Trail. I am meeting with one of the governor's aides for this discussion.

At the last Council meeting there was discussion about the Rail Road Quiet Zone. Alderman Schreiber made contact with the rail road and I received an e-mail and I have received an information packet from the rail road. From what I understand, as long as all of our crossings meet the requirements, which I am sure they do, it is just a matter of us making a formal request to them. From what I gather the only cost is we pay the rail road to erect a sign that says "Quiet Zone".

I have not gone any farther than that, I hate to see us pass that then we have an accident after that happens. Liability wise I don't think we can be held liable. I would like to put this on the agenda for the next meeting and have the council vote on this.

Alderman Schreiber commented that all the information in the packet is available on the internet under FRA under the section for crossings for anyone wanting to study it farther. There is no liability for the city. Also, the trains do not go slower thru a quiet zone.

This will be on the agenda for the next meeting.

**Police:** Chief Belvery told that they are looking at the bike program that they did two years ago. He has put Officer Caleb Eckhoff in charge of this. The tentative date is July 21, 2018. The program is about bike safety. Last time they handed out helmets, safety bands, and there were stations they had to go thru. Each child to register had their name put into a raffle and we gave away three prizes, one was a bike and the other two had to do with lights and safety equipment to put on their bicycles.

**Building/Insurance:** We have hit a point on the health insurance where we are officially making some changes next year beginning in early fall when they can give us some real numbers. Alderman Stover will try to put together some options for the employees that will hopefully be able to work for everyone. Things as we are doing them now are going to be over.

**Finance/TIF:** Alderman Fosen has drawn up the draft of the Appropriation Ordinance and is ready for publication.

**Water/Sewer/Sanitation:** None

**Street/Alley:** None

There being no further business motion was made by Alderman Fosen to adjourn at 7:45 P.M. Motion carried by unanimous voice vote.

Respectfully submitted,

Pati Pease

City Clerk

Approved: July 23, 2018