

**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, May 20, 2019  
7:00 p.m.  
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, May 20, 2019 at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, Illinois.

Mayor John Lewis called the meeting to order at 7:00 pm.

Micah Arcuri from the Jefferson County Ministerial Alliance gave the invocation.

The Pledge of Allegiance was recited.

**ROLL CALL**

Roll call showed present: Council Member Ray Botch, Council Member Donte Moore, Council Member Jim Rippy, Council Member Mike Young, and Mayor John Lewis.

**PRESENTATION OF JOURNALS**

The Journals for the May 6, 2019 Special City Council and the May 6, 2019 Regular City Council Meetings were presented for approval.

**Council Member Donte Moore motioned to approve the Journals as presented. Seconded by Council Member Mike Young. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

**VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE**

Roy Schmidt, owner of Ford Square Motors, questioned why the City did not contact local car dealerships to submit proposals for the proposed lease vehicles and fleet management agreement. He asked why the City would commit to four years with a company that does not pay local sales and property taxes. Schmidt stated that he was unaware that the City was looking into a lease management agreement until he read it in the local newspaper. He said he would be happy to submit a proposal for this through the Ford Motor Credit Track Program and stated that Ford could help the City manage the fleet, if necessary. Additional discussion was held when the proposed Resolution was presented to the Council later in the meeting.

## **APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member Jim Rippy questioned the \$531,096.88 payment for interest on the 2012 Bonds. City Manager Mary Ellen Bechtel explained that this represents 6-months of interest on the bonds.

Rippy asked when the construction inspection for Chesley Industrial Park would end. Bechtel stated that recently, IDOT gave approval to close out the grants for the Industrial Park and the expenditure is for preparing the final report and close-out of the project. Rippy requested an itemized list of expenditures.

Rippy complimented the Police and Fire Departments for keeping their overtime expenses down.

**Council Member Donte Moore motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$2,248,122.07. Seconded by Council Member Mike Young. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

## **BIDS AND QUOTES**

City Manager Mary Ellen Bechtel presented the bid results for the purchase of a Lawn Mower. Bechtel stated that the mower will be used by the City Lot and Code Enforcement Crew. One bid was received from Mascoutah Equipment Company, Inc. for \$15,985. This mower is capable of mowing in tall and wet grass. Fleet Services Director Mike Shannon stated that there will be under a three-year warranty if purchased this year.

**Council Member Jim Rippy motioned to award the bid to Mascoutah Equipment Company, Inc. for \$15,985. Seconded by Council Member Ray Botch. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

## **CITY MANAGER**

City Manager Mary Ellen Bechtel requested permission to seek bids for the 2019-2020 Sidewalk Repairs. The estimated cost is \$160,000. The Downtown TIF Fund will provide \$60,000 for the sidewalks in their area and \$100,000 will come from the Capital Fund. The project is for sidewalk replacement, not expansion.

**Council Member Donte Moore motioned to seek bids for the 2019-2020 Sidewalk Repairs. Seconded by Council Member Ray Botch. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel requested permission to seek bids for Road Repairs on South Davidson Avenue and Potomac Boulevard. Bechtel explained that these areas are heavily traveled, and the pavement is deteriorating. Part of the project is the removal of the boulevard midway section by Arby's to make for easier ingress and egress. In addition, Bechtel reported

that there is a section on Potomac near the Holiday Express that needs repair. If funds are available, this area may be fixed next spring.

**Council Member Jim Rippy motioned to seek bids for Road Repairs on South Davidson Avenue and Potomac Boulevard. Seconded by Council Member Mike Young. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel requested permission to close Logan Street between 16<sup>th</sup> and 17<sup>th</sup> Streets on July 4, 2019 between Noon and 6 p.m. Royce Wilson was the petitioner. The Police Department and Wilson's neighbors have agreed to the road closing. Council Member Donte Moore stressed that Logan Street is a major street and it definitely needs to be reopened by 6:00 p.m.

**Council Member Jim Rippy motioned to approve the closure of Logan Street between 16<sup>th</sup> and 17<sup>th</sup> Streets on July 4, 2019 between Noon and 6 p.m. Seconded by Council Member Mike Young. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel presented for Council's approval two Consents of Assignment for a Miller Lake Lease Agreement for Ronald Almaroad. The first Consent of Assignment is from Ronald Almaroad and Devon Almaroad to Ronald Almaroad, only. The second Consent of Assignment is from Ronald Almaroad to Ronald Almaroad and Jeri Webb as joint tenants. Assistant City Manager Nathan McKenna reported that the Park Board approved these assignments.

**Council Member Mike Young motioned to approve the two Consents of Assignment for a Miller Lake Lease Agreement for Ronald Almaroad. Seconded by Council Member Donte Moore. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel presented for Council's approval a Consent to Mortgage of Miller Lake Lease Hold Interest for Ronald Almaroad and Jeri Webb.

**Council Member Mike Young motioned to approve the Consent to Mortgage of Miller Lake Lease Hold Interest for Ronald Almaroad and Jeri Webb. Seconded by Council Member Donte Moore. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

#### **CITY ATTORNEY**

City Attorney David Leggans presented an Ordinance for approval to Rezone Property at Unassigned Parcel No. 11-06-402-017 (adjacent west to 1518 Waltonville Road/Highway 148) from R-2, Medium Density Residential to R-3, High Density Residential. The petitioner is Deep Rock Energy Corporation. The Planning and Zoning Commission approved the request and no objectors were present. A potential buyer is considering building a multi-family dwelling.

**Council Member Mike Young motioned to adopt Ordinance #2019-17 to Rezone Property at Unassigned Parcel No. 11-06-402-017 (adjacent west to 1518 Waltonville Road/Highway 148) from R-2, Medium Density Residential to R-3, High Density Residential. Seconded by Council Member Donte Moore. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Attorney David Leggans presented for First Reading, an Ordinance to Fix the Salaries and Benefits of Certain Employees of the City of Mt. Vernon. City Manager Mary Ellen Bechtel explained that this Ordinance applies to non-union employees and Department Heads. Council Member Ray Botch asked if these employees receive that same 2.77% increase as union employees. Bechtel replied that Department Heads have the option to give up to 2.77% salary increase to their employees. Botch asked if this is a merit increase. Bechtel replied yes.

**Council Member Donte Moore motioned to suspend the rules to vote on an Ordinance. Seconded by Council Member Jim Rippy. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

**Council Member Donte Moore motioned to adopt Ordinance #2019-18, an Ordinance to Fix the Salaries and Benefits of Certain Employees of the City of Mt. Vernon. Seconded by Council Member Mike Young. Yeas: Moore, Rippy, Young, and Lewis. No: Botch.**

City Attorney David Leggans presented for First Reading an Ordinance declaring Surplus Municipal Property. The surplus properties are a Police 2014 Dodge Charger and a Police 2009 Ford Explorer.

**Council Member Jim Rippy motioned to suspend the rules to vote on an Ordinance. Seconded by Council Member Donte Moore. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

**Council Member Donte Moore motioned to adopt Ordinance #2019-19, an Ordinance declaring Surplus Municipal Property. Seconded by Council Member Jim Rippy. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Attorney David Leggans presented for Council's consideration an Inducement Resolution for the Development of Real Estate Property by Easton's Flowers located at 229 S. 10<sup>th</sup> Street. The requested Tax Increment Financing (TIF) Assistance is for exterior renovation including the replacement of damaged siding, replacement of existing awning, addition of two awnings on the south side and the repainting of the entire building. If TIF Benefits are awarded, any expenses that are eligible for reimbursement after the date of this Inducement Resolution can be considered for reimbursement in the TIF benefit. The proposed Resolution is not a guarantee or award of any TIF benefit.

**Council Member Ray Botch motioned to approve the Inducement Resolution for the Development of Real Estate Property by Easton's Flowers located at 229 S. 10<sup>th</sup> Street. Seconded by Council Member Jim Rippy. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

City Attorney David Leggans presented for Council's consideration a Resolution to Enter into a Lease Agreement between the City of Mt. Vernon and Enterprise Fleet Management, Inc. Council Member Jim Rippy explained that he was unaware that this service was available from another source. Rippy stated that if local services are available, the local companies should be given a chance to submit a proposal. City Manager Mary Ellen Bechtel reported that several companies were contacted for proposals to compare the companies. Fleet Services Director Mike Shannon investigated various companies, but local auto dealers were not contacted, only companies that deal with fleet management.

**Council Member Ray Botch motioned to discuss this matter. Council Member Mike Young seconded. No vote was taken.**

Bechtel explained that in 2016, the City looked at the current fleet to determine its condition. At that time, Shannon reported that \$6 million was needed to replace vehicles. Systematically, vehicles have been replaced over the last few years and spent over \$240,000 to \$250,000 a year. In addition, the Fleet Services' personnel were reduced by 40%, down from 5 employees to 3 employees. Shannon explained that he requested proposals from G.E. Capital, A.R.I., Helmet Fleet, Ford, Lease Plan USA, and Enterprise. Enterprise was the only company to submit a proposal. They have an optional buy back program after the lease expires, which any equity in the vehicles after four years is returned to the City to enter into another lease program. Bechtel stated that 41 vehicles have been identified for replacement. Shannon stated that over \$536,000 was spent over the last three years, maintaining these vehicles.

Roy Schmidt reported that Ford Credit Track Lease Program allows the full payment of a vehicle in four years. Shannon explained that Enterprise is similar to Ford, except at the end of four years Enterprise will take the vehicles and sell them. Any profit would be returned to the City to lease other vehicles.

Council Member Jim Rippy asked that with only one proposal, how the City knows this is the best deal. Council Member Ray Botch asked if Schmidt could provide the needed vehicles this year. Schmidt replied, yes, but he needs to be provided a list of the vehicles.

Shannon explained that the City would be locked into Enterprise's program for four years. This would prevent any future City Councils from changing the program. He spoke on prior programs which were changed due to different Council Members being elected every two years.

Council Member Donte Moore stated that he needs time to study Ford's information and asked if Schmidt could give a presentation on their program. City Manager Mary Ellen Bechtel stated that the challenge with this type of project is that it is impossible to compare proposals. The Council needs to choose the one that works the best for the City. Rippy stated that he would select the one that costs the least and does the best.

Mayor John Lewis explained that Enterprise's proposal was selected due to their fleet management services. Council Member Jim Rippy stated that the City is missing a policy

regarding their fleet. Lewis stated that many administrations have put a policy in place, but the next administration can change the policy.

Council Member Ray Botch asked Roy Schmidt if he could prepare a proposal similar to Enterprise's. Schmidt replied that he can develop a similar program, but he is confused on who decides the vehicles' equity and how they are disposed. Mayor Lewis said that the "Blue Book" value will be used. Council Member Donte Moore said that with Enterprise's proposal at the end of four years, the City can choose to keep certain vehicles or lease new ones. Lewis asked that Schmidt supply a cost for the next four years and the equity should be the same at the end of the four years as with Enterprise's.

Council Member Ray Botch asked if Schmidt could provide a local manager and vehicle maintenance. Schmidt said that he could include that in his proposal. Schmidt plans to have his proposal ready by Tuesday, May 28<sup>th</sup>.

Kamil Kosciuk, Enterprise Account Executive, explained that his proposal addresses all costs associated with the vehicles. Enterprise's proposal does not fund a vehicle down to zero. It funds it down to a residual book value. In that way, the City does not have to fund the entire cost of the vehicle.

**Council Member Ray Botch motioned to table action on this matter to give local dealerships an opportunity to submit similar proposals which includes maintenance, management and telematics until the next City Council scheduled on June 3, 2019. Seconded by Council Member Mike Young. Yeas: Botch, Moore, Rippey, Young, and Lewis.**

## **MAYOR**

Mayor John Lewis introduced Assistant Chief Robert Brands to present the award for Distinguished Service to Officer Troy Hails. This award was for his effort in narcotics enforcement over the past six months. Corporal Kevin Jackson nominated Officer Hails for this award.

Mayor John Lewis announced that due to the efforts of City Manager Mary Ellen Bechtel, and her staff, as well as Round Table Design, the Illinois Environmental Protection Agency has not only approved the City's loan application for the Opdyke Tower Renovation Project in the amount of \$792,997.00, but has agreed to lower our loan interest rate from 1.84% to 1.38% and has awarded the City a 75% loan forgiveness on the principal. This means that of the \$792,997.00 loan amount we requested, they will forgive \$594,747.00 leaving a balance of approximately \$198,249.24. These projects have a tremendous amount of "hoops" to jump through and the applications are a lot of work, but for this project, the hard work over the last year has certainly paid off. The Utilities Committee, which has been working for over 2 years now on priorities, strategies, and financing, decided to apply for these low interest loans from the EPA. Round Table Design was awarded the bid to submit the plan and application, and the use of this tool as a means of financing this project has paid off to our citizens. Lewis thanked everyone involved in the successful completion of this loan application.

## **CITY COUNCIL**

Council Member Jim Rippy reiterated his recommendation to allow City Manager Mary Ellen Bechtel and Assistant City Manager Nathan McKenna to attend the one-week training program at the Center of Creative Leadership. He stated that it is the greatest program that he ever attended, and he firmly believes in training in all levels of management.

Council Member Donte Moore bragged on Police Chief Trent Page and Asst. Police Chief Robert Brands after his six-hour ride along with them. Both men were very professional and treated the public with respect and care.

Council Member Mike Young announced that the light installation at Veterans Memorial Drive and Davidson is complete. He thanked City Manager Mary Ellen Bechtel for completing this project.

## **VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE**

Bobby Farris asked if any new businesses were coming to Mt. Vernon. Mayor John Lewis stated that businesses have looked at Mt. Vernon, but the State of Illinois does not have the best business climate.

## **EXECUTIVE SESSION**

No Executive Session was held.

## **ADJOURNMENT**

**Council Member Mike Young motioned to adjourn. Seconded by Council Member Donte Moore. Yeas: Botch, Moore, Rippy, Young, and Lewis.**

The meeting was adjourned at 8:19 p.m.

Respectfully submitted,



Mary Jo Pemberton, City Clerk