



Mary Jo Pemberton
City Clerk

Creativity Redefined!

City of Mt. Vernon
1100 Main PO Box 1708
cityclerk@mtvernon.com

618-242-6815
FAX 618-242-6867
www.mtvernon.com

**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, September 21, 2020
7:00 p.m.**

The Mt. Vernon City Council met for a Regular City Council Meeting on Monday, September 21, 2020 at 7:00 p.m. in the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, Illinois.

Mayor John Lewis called the meeting to order.

Pastor Kent Jackson of the Family Life Church gave the Invocation.

The Pledge of Allegiance was recited.

ROLL CALL

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

PRESENTATION OF JOURNALS

The Journal for the September 8, 2020 Regular City Council Meeting was presented for approval.

Council Member Donte Moore motioned to approve the Journal as presented. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

Tom Ellison from First Presbyterian Church requested that the City consider allowing a variance in the new Sign Ordinance. First Presbyterian Church and Prince of Peace Lutheran Church share a location at 3205 Broadway. They are desiring to enlarge the existing sign by adding a section to include First Presbyterian Church's name. The proposed sign would be larger than the current Sign Ordinance allows. City Manager Mary Ellen Bechtel stated according to the Sign Ordinance, there is no variance allowed for this type of sign. The City Council would have to amend the Sign Ordinance to allow for variances of size for this type of sign. Mayor John Lewis stated he would have the legal department review the request.

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented to Council for approval.

Council Member Ray Botch motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,371,536.25. Seconded by Council Member Mike Young. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

BIDS AND QUOTES

City Manager Mary Ellen Bechtel presented the bid results for the 2020-2021 Sanitary Sewer Replacement Project. Two bids were submitted. The lowest responsive responsible qualified bidder was Haier Plumbing & Heating, Inc. from Okawville, Illinois for \$281,597.00. The bid is 8% over the engineer's cost estimate of \$260,000.00. Bechtel explained that this is the second phase of the 2020-2021 Sanitary Sewer Replacement Project to make point repairs and the replacement of some short sewer lines. The first phase was the lining of the manholes. The third phase planned for next year will include cured-in-place relining.

Trotter Excavating	Mt. Vernon, IL	\$298,399.00
Haier Plumbing	Okawville, IL	\$281,597.00

Council Member Ray Botch motioned to award the bid for the 2020-2021 Sanitary Sewer Replacement Project to Haier Plumbing & Heating, Inc. from Okawville, Illinois for \$281,597.00. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

CITY MANAGER

City Manager Mary Ellen Bechtel introduced Assistant City Manager Nathan McKenna to provide the Annual Report of the Aquatic Zoo Water Park. McKenna read his report:

"The 2020 Aquatic Zoo season ended on September 6, 2020 and I would like to provide you with a brief summary of the season, along with the impact on the budget for the facility.

With the deck expansion project complete, we opened the facility for a shortened summer swim season on July 1, 2020. Due to restrictions and guidelines addressing COVID-19, adjustments to operations were required. The normal operating hours and occupancy were adjusted to comply with guidelines from the Illinois Department of Public Health. We operated two sessions, 11 am to 3 pm and 4 pm to 8 pm, with a limited occupancy of 250 people per session. For the most part, the change in the operating hours and limited occupancy combined with the additional spacing for guests was well received by the public.

Attendance throughout the season was sporadic depending on the session and weather conditions, concerns around COVID-19 exposure also impacted attendance. With 60 days of operations, our total daily admissions were 12,138 guests visiting the facility, for an average daily attendance of 202 guests. The early session sold out often, however, second session attendance only sold out a few times throughout the season. There were 11 days with attendance over 400 guests and 8 days with attendance under 100.

With the decision to open this season under the challenges related to the ongoing pandemic and uncertainty around attendance, the goal was to break even with the understanding of a potential loss. There were some known expenses that were going to be an automatic hit to the budget as well as some unknown expenses. The deck expansion project accounted for a \$77,761 expense. Replacement of the main water line valve and RPG was not an expected expense and accounted for close to \$10,000 of our \$251,803 total expenses. Additional expenses included payroll wages - \$89,768, chemicals - \$9,538, Funbrella replacement - \$2,706, medical supplies - \$4,611 and concession supplies - \$16,837. A total loss on the season was approximately \$139,000.

While these numbers in no way indicate a successful season. Given the circumstances we found ourselves operating under and the benefit of giving our residents a sense of normal this summer, I would not consider it an unsuccessful season either."

CITY ATTORNEY

City Attorney David Leggans presented an Ordinance Approving a Tax Increment Redevelopment Agreement between the City of Mt. Vernon and H & C Rentals at 819 Broadway Street. The Downtown TIF Committee recommended that the City Council award H & C Rentals a grant in an amount up to 24% of eligible expenses not to exceed \$20,000. The grant will be paid as follows: \$5,000 from FY 2020-2021 proceeds, \$7,500 from FY 2021-2022 proceeds, and \$7,500 from FY 2022-2023 proceeds. The funds will be used to cover the entire building with 1 ½" of Styrofoam and apply Dryvit with permanent color; remove and remount scupper boxes and downspouts on south side; replace windows on the second floor; and replicate current brick projects to maintain historic look of the building. The total estimated project cost is \$84,555.

Council Member Donte Moore motioned to approve the Ordinance #2020-35, an Ordinance Approving a Tax Increment Redevelopment Agreement between the City of Mt. Vernon and H & C Rentals at 819 Broadway Street. Seconded by Council Member Mike Young. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

City Attorney David Leggans presented an Ordinance Approving a Tax Increment Redevelopment Agreement between the City of Mt. Vernon and John and Patricia Bach for property at 521 Perkins Avenue. The Downtown TIF Committee recommended that the City Council award John and Patricia Bach a grant in an amount up to 27% of eligible expenses not to exceed \$120,000. The grant will be paid as follows: \$20,000 from FY 2020-2021 proceeds and \$10,000 each year for ten years from FY 2021-2022 proceeds through 2030-2031 proceeds. The funds will be used to cover the painting of interior and exterior; reworking of fencing; repair of driveways, installation of new heating and air conditioning; plumbing repair to meet code; installation of handicap parking spaces; installation of sprinkler system; fire and security alarms; and debris removal. The total estimated project cost is \$444,942.69.

Council Member Ray Botch motioned to approve Ordinance #2020-36, an Ordinance Approving a Tax Increment Redevelopment Agreement between the City of Mt. Vernon and John and Patricia

Bach for property at 521 Perkins Avenue. Seconded by Council Member Mike Young. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

City Attorney David Leggans presented an Ordinance Re-Zoning Property at 1000 Welkins from Class B-2, Secondary Business District to Class R-M2, Medium Density Residential and Mobile Home District. The petitioners are Merceena and Paul Boyd. The Zoning and Planning Commission unanimously approved the request. No objectors were present at the hearing. The petitioners plan to place a double-wide modular home on the vacant lot.

Council Member Ray Botch motioned to approve Ordinance #2020-37, an Ordinance Re-Zoning Property at 1000 Welkins from Class B-2, Secondary Business District to Class R-M2, Medium Density Residential and Mobile Home District. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

City Attorney David Leggans presented for Second Reading an Ordinance Reducing the Number of Zoning and Planning Commission Members from Nine (9) to Seven (7). Members shall serve for a 5-year term.

Council Member Donte Moore motioned to approve Ordinance #2020-38, an Ordinance Reducing the Number of Zoning and Planning Commission Members from Nine (9) to Seven (7). Seconded by Council Member Mike Young. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

City Attorney David Leggans presented for First Reading an Ordinance Declaring Surplus Municipal property. The property consists of a 2011 Jeep Cherokee SUV 1J4RR4GG1BC734746, a 2011 Ford F350 Service Truck 1FT7X3A64BEB91734, and a 2010 Asphalt Zipper with Trailer: Model #A2360B, Serial 36S00226, Trailer Serial 109FS0820AU021680.

Council Member Ray Botch motioned to suspend the rules on voting on an Ordinance. Seconded by Council Member Donte Moore. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

Council Member Ray Botch motioned to adopt Ordinance #2020-39, an Ordinance Declaring Surplus Municipal Property. Seconded by Council Member Mike Young. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

City Attorney David Leggans presented for First Reading an Ordinance Amending Article 18, Section 18.6 of the Revised Code of Ordinances regarding Speed Laws. This Ordinance states that where a highway or street is adjacent to a public or private school and when the school is in session, the speed limit shall be 20 miles per hour. The City Manager shall determine the speed limit on a highway or street adjacent to a church in session and at all other times.

Council Member Donte Moore motioned to suspend the rules on voting on an Ordinance. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

Council Member Donte Moore motioned to approve Ordinance #2020-40, an Ordinance Amending Article 18, Section 18.6 of the Revised Code of Ordinances regarding Speed Laws. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

MAYOR

Mayor John Lewis announced that the City is hosting free Covid-19 testing with Jefferson County Health Department and the IDPH Mobile Unit on Monday, September 28, from 9 a.m. to 5 p.m. at the City Park Rolland Lewis Community Building parking lot. This is voluntary and open to the public.

Mayor John Lewis requested the City Council's advice and consent on the Re-appointments of Dean Dickerson, David Domingez, Bob Feltmeier, Charles Jones, Craig Olsen, and Ryan Wellmaker to the Zoning and Planning Commission. The 5-year terms will run from January 1, 2020 through December 31, 2024.

Council Member Ray Botch motioned to Reappoint Dean Dickerson, David Domingez, Bob Feltmeier, Charles Jones, Craig Olsen, and Ryan Wellmaker to the Zoning and Planning Commission. Seconded by Council Member Joe Gliosci. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

CITY COUNCIL

Council Member Ray Botch reminded everyone to complete their 2020 Census.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were heard.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

Council Member Mike Young motioned to adjourn. Seconded by Council Member Ray Botch. Yeas: Botch, Gliosci, Moore, Young, and Lewis.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Mary Jo Pemberton

Mary Jo Pemberton, City Clerk