

**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, November 6, 2017
7:00 p.m.
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, November 6, 2017 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, IL.

Mayor John Lewis called the meeting to order.

Pastor Brad Henson of the First United Methodist Church gave the Invocation.

The Pledge of Allegiance was recited.

ROLL CALL

Roll call showed present: Council Member Jim Rippy, Council Member Mike Young, and Mayor John Lewis. Absent: Council Member Jeff May and Council Member Donte Moore.

PRESENTATION OF JOURNALS

The Journal for the October 16, 2017 Regular City Council Meeting was presented to Council for any additions, deletions or corrections.

Council Member Jim Rippy motioned to approve the Journal as presented. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were heard from the public.

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member Jim Rippy asked about the payable for a Bucket Broom Rental. Fleet Director Mike Shannon explained that it is a rental from Erb Equipment for City equipment.

Council Member Mike Young motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,258,681.12. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

BIDS & QUOTES

City Manager Mary Ellen Bechtel presented the bid Price results for the Rackaway Street Water Main Extension. This project will replace the water line to improve the fire suppression resources in this area. The 2012 Bonds will fund this project. The construction bids were opened on November 1, 2017 and bids were submitted by five companies. The lowest responsive bidder is J.K. Trotter & Sons, Inc. in the amount of \$115,635.40.

Rackaway Street Water Main Extension # 40039-400		File	NAME AND ADDRESS OF BIDDERS		ENGINEER'S ESTIMATE		J.K. TROTTER & SONS 9266 E RICHVIEW ROAD MT. VERNON IL 62864		MOTT EXCAVATING, INC. 1210 LAKE AUTUMN LN VIENNA IL 62995		KORTE & LUITJOHN 12052 HIGHLAND ROAD HIGHLAND IL 62249		HAIFER PLUMBING & HEATING 301 N ELSTON OKAWVILLE, IL 62271		KIEFER BROTHERS 933 W 3RD MT. CARMEL IL 62863	
Item #	Description	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
1	8" PVC Water Main CL 200, SDR 21	LF	940	25.00	23,500.00	20.41	19,185.40	22.80	21,432.00	22.00	20,680.00	21.00	19,740.00	21.50	20,210.00	
2	6" PVC Water Main, CL 200, SDR 11	LF	60	25.00	1,500.00	18.00	1,080.00	20.03	1,201.80	15.00	900.00	24.00	1,440.00	21.50	1,290.00	
3	8" PVC Restrainted Joint, CL 200 SDR 21 within Casing Pipe	LF	200	25.00	5,000.00	33.50	6,700.00	27.43	5,486.00	28.00	5,600.00	30.00	4,000.00	31.50	6,300.00	
4	Bore and Jack 16" Steel Casing	LF	190	225.00	42,750.00	230.00	43,700.00	200.00	38,000.00	250.00	47,500.00	320.00	60,800.00	230.00	43,700.00	
5	8" Gate Valve with Box	EA	6	1,400.00	8,400.00	1,100.00	6,600.00	1,132.97	6,797.82	1,350.00	8,100.00	1,050.00	6,300.00	1,365.00	8,190.00	
6	6" Gate Valve with Box	EA	4	1,000.00	4,000.00	875.00	3,500.00	829.20	3,316.80	930.00	3,720.00	880.00	3,440.00	920.00	3,680.00	
7	5 1/4" Fire Hydrant	EA	2	2,800.00	5,600.00	2,800.00	5,600.00	2,737.38	5,474.76	2,775.00	5,550.00	3,500.00	7,000.00	3,185.00	6,370.00	
8	10" x 8" Tapping Sleeve with 8" Gate Valve (FLx MI)with box	EA	1	3,200.00	3,200.00	3,000.00	3,000.00	2,540.49	2,540.49	3,500.00	3,500.00	2,800.00	2,800.00	2,520.00	2,520.00	
9	Tie In Existing 2" Water Main to Proposed 8" Water Main	EA	2	1,500.00	3,000.00	1,000.00	2,000.00	800.00	1,600.00	1,000.00	2,000.00	750.00	1,500.00	1,620.00	3,240.00	
10	Cut and Plug Existing 2" Water Main	EA	3	2,000.00	6,000.00	500.00	1,500.00	372.29	1,116.87	500.00	1,500.00	400.00	1,200.00	950.00	2,850.00	
11	Plug 8" Water Main	EA	3	400.00	1,200.00	500.00	1,500.00	395.90	1,187.70	800.00	2,400.00	600.00	1,800.00	330.00	990.00	
12	Plug 6" Water Main	EA	2	400.00	800.00	0.00	0.00	395.90	791.80	800.00	1,600.00	700.00	1,400.00	300.00	600.00	
13	Tie In Existing 6" PVC Fire Line	EA	2	1,500.00	3,000.00	500.00	1,000.00	1,325.60	2,651.20	500.00	1,000.00	900.00	1,800.00	1,750.00	3,500.00	
14	8" D I Tees	EA	8	600.00	4,800.00	400.00	3,200.00	886.90	7,095.20	550.00	4,400.00	408.00	3,264.00	645.00	5,160.00	
15	8" D I Elbows	EA	2	500.00	1,000.00	410.00	820.00	886.90	1,773.80	500.00	1,000.00	380.00	760.00	440.00	880.00	
16	8" Asphalt Pavement Replacement	SQ YD	60	100.00	6,000.00	60.00	3,600.00	66.66	3,999.60	70.00	4,200.00	60.00	3,600.00	115.00	6,900.00	
17	8" Concrete Pavement Replacement	SQ YD	8	400.00	3,200.00	125.00	1,000.00	100.00	800.00	90.00	720.00	90.00	720.00	135.00	1,080.00	
18	Perm. Seeding, including fertilizer, mulch water, reseeding	LS	1	3,000.00	3,000.00	4,000.00	4,000.00	6,000.00	6,000.00	3,000.00	3,000.00	4,000.00	4,000.00	3,865.00	3,865.00	
19	Select Granular Backfill	LF	740	12.00	8,880.00	10.00	7,400.00	18.00	13,320.00	12.00	8,880.00	10.00	7,400.00	21.50	15,910.00	
20	Disinfection of Water Main and Equipment	LS	1	1,000.00	1,000.00	250.00	250.00	1,500.00	1,500.00	1,500.00	1,500.00	1,600.00	1,600.00	2,500.00	2,500.00	
TOTAL PRICE:						135,830.00	115,635.40	126,085.84	127,750.00	134,624.00	139,735.00					
Contractor's Total (as submitted on Bid Form)																



I, Craig A. Olsen do hereby certify that this is a true and correct tabulation of Bids received and opened Nov. 1, 2017 at 10:00 AM for the City of Mt. Vernon Project Rackaway Street Water Main Extension

Craig A. Olsen, P.E.
Heneghan and Associates, P.C.

Motion by Council Member Mike Young to award the construction bids for the Rackaway Street Water Main Extension to J. K. Trotter & Sons, Inc. in the amount of \$115,635.40. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Manager Mary Ellen Bechtel reported on bid results for the City Hall Copier. Bechtel explained that four bids were received, however, they were not within the budget range. The way the bid specifications were written, the City could only accept the bid that accurately and exactly matched the bid specifications. Bechtel requested that City Council reject the bids and give permission to rebid to keep this project on budget.

Motion by Council Member Jim Rippy to reject the bids received for the City Hall Copier and grant permission to rebid this project. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Manager Mary Ellen Bechtel presented on the bid results for a new mechanical Street Sweeper. She explained that the former vacuum street sweeper quit several months ago. The City has tried to get by without one, but found that it was not manageable to operate without a sweeper because the debris is clogging the storm sewer inlets. The 2017 revenue will fund this project. Bechtel reported that two bids were received. The bid submitted by Woody's Municipal Supply did not meet the specifications. Key Equipment's bid met the specifications and Bechtel recommended awarding the bid in the amount of \$199,995.00.

Motion by Council Member Mike Young to award the Street Sweeper bid to Key Equipment in the amount of \$199,995.00. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Manager Mary Ellen Bechtel reported on bid results for the six Police Vehicles. Bechtel explained that three bids were received, however, they were not within the budget range. The bid specifications were written based on the State of Illinois requirements. The bids did not include the outfitting of the Police Vehicles. Bechtel requested that City Council table awarding the bids for further review.

Motion by Council Member Jim Rippy to table awarding the bids received for six Police Vehicles. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

CITY MANAGER

City Manager Mary Ellen Bechtel introduced Greg Charleton of Krehbiel & Associates, LLC to present the 2016-2017 Audit Report. Charleton thanked Finance Director Merle Hollmann as well as the other City employees who were involved in the audit process for their cooperation and help. The City received an unqualified Audit Opinion with no findings. This is the best that can be achieved. There are two audit reports found in the 2016-2017 Audit Report. One is the Independent Auditors Report and the second report is on compliance and Internal Control.

Charleton reported that the General Corporate Fund balance increased by \$288,007.00. Actual revenues were slightly lower than budgeted. Actual expenditures were less than budgeted due to savings in various line items. These cost savings were due to drastic changes made to staffing and City insurance premiums. The magnitude of the changes will not be able to be reproduced in the future.

Charleton reported that the Public Utilities Fund has an overall income of \$1,049,867.00. \$550,000.00 was from the new meter fee, \$100,000 was from the 2% rate increase, and \$441,000.00 was a transfer from the Quality of Life Fund for infrastructure improvements.

The Sanitation Fund had a net income of \$19,797.00. The TIF Downtown Fund provided \$305,911.00 worth of improvements in the downtown area during fiscal year 4/30/17.

Both the Police Pension Fund and Firefighters Pension Fund Investments experienced an increase in market value. The total Net Pension Liability for the Police Pension Fund, Firefighters Pension Fund and IMRF was \$29,816,196.00. The Police and Fire funds make up about \$26 million of the liability. Charleton reported that all municipalities with pension funds are dealing with the same issues.

Motion by Council Member Mike Young to accept the Fiscal Year 2016-2017 Audit Report. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Manager Mary Ellen Bechtel asked permission to seek bids for the development of a Project Plan for Water Projects and a Facilities Plan for Wastewater Projects to submit to IEPA. Bechtel explained that at the Public Utilities Committee Meeting held on November 3, 2017, the Committee discussed the direction and how to pay for the proposed projects. The timeline for IEPA Loans could be as much as a year to process. It is important to get these Plans as a first step to applying for the IEPA Loans.

Ray Botch, Public Utilities Committee Chairman, gave an update on the progress of the Committee. Mt. Vernon like most cities has a decaying water and sewer infrastructure. Mayor John Lewis and the City Council made a commitment to bring the utility system into the 21st Century. They passed a 1% Home Rule Sales Tax to honor this commitment. The Blue Ribbon Public Utilities Committee is comprised of Council Member Jim Rippy, Council Member Jeff May, City Manager Mary Ellen Bechtel, and Ray Botch as Chairman.

The Committee has met with experts in Water Modeling, Water Meters, Acoustic Leak Surveys, Water Tank Restoration, Pipe Condition surveys, Sewer Televising and Cleaning, Sewer Main Lining, Inflow and Infiltration Studies, and Infrastructure Financing. To fund the proposed projects, the plan is to use the following components: 1% Home Rule Sales Tax, earmarked Water and Sewer Funds, existing Meter Tax Funds, short-term bank loans, Pay as You Go, CDAP Grants, low interest rate Illinois Environmental Protection Loans, and any other available grants.

The City has 657,570 linear feet or 124.5 miles of gravity flow sewer mains and 49,276 linear feet of force mains for the sixteen Lift Stations. Lift Station #14 which handles the west side needs to be replaced. The Maple Street and Wagner Road Lift Stations need replacement, too. The estimated cost of Lift Station #14 is \$3,420,000.00 and the Maple Street and Wagner Road Lift Stations are estimated at \$2,700,000.00.

Over the next five years, all the 124.5 miles of sewer mains will be cleaned and televised at a cost of \$300,000.00 per year. To repair the damaged sewer mains, \$2,400,000.00 is estimated for sewer main lining and \$4,000,000.00 is estimated for sewer main replacement.

Currently, the City has out for bid the following Sewer projects:

1. Sewer Cleaning and Televising in four high infiltration areas in midtown Mt. Vernon.
2. Cleaning of the four Sewer Treatment Plant inlets
3. Sewer Cleaning and Televising in the Summersville Area.

The City has 925,099 linear feet or 175.5 miles of water mains which include 183,000 linear feet of 2-inch and 4-inch substandard water mains. It will cost over \$11 million to replace the substandard mains. An Acoustic Leak Survey is the first study necessary to improve any water systems. Bids will be received on December 8th, 2017 for the Acoustic Leak Survey.

It is reported that the 500,000-gallon Opdyke Water Tank needs \$900,000.00 of repairs. The 150,000-gallon L & N Water Tank needs repairs totaling \$400,000.00 and the 1,500,000-gallon Vernwood Tank needs repairs totaling \$700,000.00. Round Table Design conducted the Water Modeling Study. City Engineer Brad Ruble presented maps showing the City's water main distribution system. South of Mt. Vernon near Continental Tire, Rend Lake pumps the water into the City. He described the water flow and how the City's water storage tanks are filled. The controls for the Rend Lake pump station is in the L & N Water Storage Tanks. The L & N Tank must be set at a lower level than the Opdyke Storage Tank to keep the Opdyke Tank from running over. The Times Square Mall Storage Tank cannot be filled because gravity feeds from the L & N and Opdyke Tanks. Ruble recommended:

1. Relocate from the L & N Tank or install new telemetry in the existing or new Opdyke Tank to control the Rend Lake pumps. This will enable the Opdyke Tank to control the Rend Lake pumps.
2. Install a new Altitude Valve in the Opdyke Tank to keep it from overflowing.
3. Install or upgrade the duplex pump station at the Vernwood Tank that is controlled by telemetry located in the Times Square Mall Tank.
4. Install a choke valve or pressure reducing valve at the supply line to the Vernwood Tank to reduce the flow back into the tank over a steady 24-hour period.

He recommended that the 1.5 million-gallon Verwood Tank be reconditioned first because it will be necessary to shut down the Opdyke Water Tank for its reconditioning.

Ray Botch reported that the City has out for bid the following Water projects:

1. Water Main Leak Detection Survey
2. Supervisory Control and Data Acquisition (SCADA) System
3. Equipment Pits for Opdyke and Vernwood Tanks
4. Reconditioning of the Vernwood Tank
5. Automatic Read Water Meter System

Mayor John Lewis and the Council Members expressed their thanks and appreciation to the Committee for their long hours and hard work.

Council Member Mike Young motioned to grant permission to seek bids for the development of a Project Plan for Water Projects and a Facilities Plan for Wastewater Projects to submit to IEPA. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

CITY ATTORNEY

City Attorney David Leggans presented a Resolution Approving a Road Closure for the annual Christmas parade. City Manager Mary Ellen Bechtel reported that the closure will be during 4:30 p.m. and 6:00 p.m. on December 2, 2017. The parade requires the temporary closure of Illinois State Highway 15 from 4th Street to 14th Street and Illinois State Highway 37 from Broadway Street to Main Street.

Motion by Council Member Jim Rippy to approve the Resolution Approving a Road Closure for the annual Christmas parade. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Attorney David Leggans presented a Resolution Approving a Development Agreement with Meyer Oil Company. City Manager Mary Ellen Bechtel explained that the City has been negotiating with Meyer Oil Company for a development at north-west intersection of 42nd Street and Veterans Memorial Drive. The Developer will build a gas and diesel fuel station, a convenience store, a car wash, and a video gaming salon. The Developer will be required to build the private access entrances, roadways, and parking. All improvements shall be the property and maintenance responsibility of the Developer. The City and the Developer agree that the project will necessitate the construction of a southbound right turn lane. The construction of the right turn lane will be the sole responsibility of the City and the Developer agrees to reimburse the City for costs associated with the right turn lane in an amount not to exceed \$285,000.00. Bechtel explained that the property is in the Enterprise Zone and eligible for benefits including the waiver of Building Permit Fees, Sales Tax Waiver on eligible purchases of construction materials and a 100% property tax abatement on eligible improvements for the first year and a 50% property tax abatement for the second year. The City agrees to rebate a portion of the State Retailer's Occupation Taxes up to \$600,000.00 to the Developer. The City agrees to issue a Package Sale of Beer and Wine License and a Video Gaming License for the operation of the business.

Bechtel reported that this Agreement is contingent upon the Zoning and Planning Commission granting a sign variance as to permit placement of sign having a height not to exceed 180 feet. This is due to the variation in height because of the low elevation of the property in relation to the elevation of the adjoining interstate highway.

Motion by Council Member Jim Rippy to approve the Resolution Approving a Development Agreement with Meyer Oil Company. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Attorney David Leggans presented a Resolution Approving a Development Agreement with DeBolt Properties MV, LLC. City Manager Mary Ellen Bechtel explained the DeBolt Properties is a developer that desires to construct and operate a Culver's Restaurant at the north-west intersection of 42nd Street and Veterans Memorial Drive. This development was contingent on the approval of the Development Agreement with Meyer Oil Company. The property is in the Enterprise Zone and eligible for benefits including the waiver of Building Permit Fees, Sales Tax Waiver on eligible purchases of construction materials and a 100% property tax abatement on eligible improvements

for the first year and a 50% property tax abatement for the second year. The City agrees to rebate a portion of the State Retailer's Occupation Taxes up to \$120,000.00 to the Developer.

Motion by Council Member Jim Rippy to approve the Resolution Approving a Development Agreement with DeBolt Properties. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

City Attorney David Leggans presented an Inducement Resolution with RAM Property Development, LLC for Tax Increment Financing. City Manager Mary Ellen Bechtel explained that RAM Property desires to redevelop the Granada Theatre and it cannot be redeveloped without tax increment financing assistance. She introduced Russell Brown to explain the renovation of the Granada Theatre. Mr. Brown stated that he plans to make the Granada Theatre an event center as well as a place to show movies.

Motion by Council Member Mike Young to approve the Inducement Resolution with RAM Property Development LLC for Tax Increment Financing. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

MAYOR

Mayor John Lewis reported on the October statistics from the Public Utilities, Fire, and Police Departments. The Police Department responded to 1,873 total events. The Detective Division was assigned 86 new cases, cleared 6 cases with arrests, referred 31 cases to the States Attorney and processed 6 crime scenes. The K-9 Units were deployed 11 times. The Fire Department responded to 276 alarms and the Fire Inspection Department conducted 83 10A inspections, 10 facility inspections and 16 public education seminars. The Public Utilities Department repaired 22 water leaks and handled 6 sewer incidents.

Mayor John Lewis stated that because of the hard work and dedication of the City employees, a catastrophe was averted. The City came close to issuing a County-wide boil order alert. The crews saved the water system after an eight-inch unknown and unmarked water main was broken by a contractor installing a sewer main under the railroad tracks on North 20th Street. The main break caused the water tower to drain and in turn caused eight water main breaks throughout the City.

CITY COUNCIL

Council Member Jim Rippy is very concerned about getting the Water Project and a Wastewater Project studies complete. When the studies are complete, the results will be shared with the public on where the City stands on the projects.

Council Member Jim Rippy could not comment on the re-opening of 7th Street, but he hopes it is resolved soon.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were heard from the public.

EXECUTIVE SESSION

City Manager Bechtel requested an Executive Session pursuant to 5 ILCS 120/2 (c) (11) – Litigation.

Council Member Jim Rippy motioned to adjourn to Executive Session pursuant to 5 ILCS 120/2 (c) (11) – Litigation. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

Council returned to open session at 8:09 p.m.

Council Member Jim Rippy motioned to reconvene the Regular City Council Meeting. Seconded by Council Member Mike Young. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

ADJOURNMENT

Council Member Mike Young motioned to adjourn. Seconded by Council Member Jim Rippy. Yeas: Rippy, Young, and Lewis. Absent: May and Moore.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Mary Jo Pemberton
City Clerk