

Jerilee Hopkins  
City Clerk



City of Mt. Vernon  
1100 Main PO Box 1708  
Mt. Vernon, IL 62864  
cityclerk@mvn.net

618-242-5000  
FAX 618-242-6867  
www.mtvernon.com

**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, February 3, 2014  
7:00 p.m.**

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, February 3, 2014, at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27<sup>th</sup> Street, Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

The Invocation was given by Rev. Timothy Brinson of the Antioch International Assembly.

The Pledge of Allegiance was recited.

**ROLL CALL**

Roll call showed present: Council Members Ron Lash, Dennis McEnaney, Todd Piper, David Wood and Mayor Mary Jane Chesley.

**PRESENTATION OF JOURNALS**

The Journal for the January 21, 2014 (*corrected from 2013*) Regular City Council Meeting was presented to Council for any additions, deletions or corrections. **Council Member Lash made a motion to approve the Journal as presented. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member McEnaney asked City Manager Ron Neibert to clarify the following items: Item #9 Jefferson County Development - \$50,000.00 — represents the third distribution of funds per the 2013/2014 budget. McEnaney requested that Neibert schedule a meeting with JCDC Director Bechtel for an update. #12 Joseph Zanola - \$13,830.00 — housing market program study and services. Projects Manager Nathan McKenna will give a report at tonight's meeting. #17 Richard L. Kirkpatrick - \$2,065.00 — Armory designs investigation and illustration. The Branding Leadership Team has a meeting on Tuesday, February 4, where they will discuss Kirkpatrick's work. Neibert will report to the Council on the reason for the following special checks: Illinois Power Marketing for \$19,437.50 for November electric services; Ameren IP for \$18,861.10 for December street lights; and Alltel for \$2,433.97 for City employee cell phone usage.

**Council Member Piper made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$541,621.56. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**BIDS & QUOTES**

No bids and quotes were presented to Council.

**CITY MANAGER**

City Manager Neibert requested to address item 8-B “Tank of the Year” presentation by Tnemec Company Inc. before 8-A. There was no objection. Representatives from the following companies made a presentation to the City: Lindsey Linker, HMG Engineers; Mike Cerruti with Coating Solutions, LLC – represents Tnemec in the Illinois and Missouri markets; Rod Reinneck of Trikote LLC; and Doug Hansen of Tnemec Company, Inc. The end design was photographed and submitted by Trikote’s owner, Rod Reinneck, for Tank of the Year. For the first time, Tnemec opened up the contest vote to the public, placing all eligible water tanks on a website and allowing people to cast their ballot for their favorite. After a two week period, Mt. Vernon had 759 votes, making it one of the top twelve tanks. The final judgment was reserved for Tnemec’s panel of water tank enthusiasts, who chose Mt. Vernon over the other eleven tanks. The City will receive additional calendars and the award is contained in Tnemec’s Newsletter which is distributed to 25,000 entities.

**Nathan McKenna, Projects Manager, presented the following report:**

**CITY PROGRAMMATIC REPORT**

GENERAL SUMMARY OF PROJECT STATUS –February 2014



<i>Project</i>	<i>Work Phase</i>	<i>Act. / Est. Cost</i>	<i>% Complete</i>	<i>Est. Compl. Date</i>	<i>Notes</i>
Wayfinding System	Design	74.4 K	100%	November 2013	Final field survey February 4 <sup>th</sup> & 5 <sup>th</sup> . Seek bids end of February.
	Implementation	435 K	10%	2 <sup>nd</sup> Q 2014	
Housing Program	Planning	61.1 K	100%	Ongoing	Web magazine completed and online, Ambassador program and local business opportunity meeting in March.
	Implementation	85 K	50%	Ongoing	
9 <sup>th</sup> Street Streetscape Added Segments	Design		100%	1 <sup>st</sup> Q 2014	Concrete and brick work remaining for section from Harrison – Main, lighting remains at section by Register.
	Construction	175K	25%	March 2014	
Armory / Market	Design	N/A	50%	March 2014	Windows to be delivered 1 <sup>st</sup> week of February. Architectural rendering to be completed mid February.
	Construction	700 K	15%	N/a	
Surplus Property	Review	N/A	N/A	Ongoing	70 lots available for purchase, minimum \$750. Will ask Council to surplus additional property following latest demo
Housing Demolition	Demolition	61.7 K	10%		One structure down seven remaining from this round of demolition.
Sanitary Infiltration	Area ID Cost Est.	TBD	100%	1 <sup>st</sup> Q 2014 2 <sup>nd</sup> Q 2014	Cost estimates for remediation being developed by Public Utilities.
City Hall Improvements	Planning	175 K	75%	1 <sup>st</sup> Q 2014	West entry design underway. Bathroom upgrades being considered.
	Construction		25%	2 <sup>nd</sup> Q 2014	
City Facility Energy Audit	Audit Implementation	FREE % reimbursable	100%	Completed 2 <sup>nd</sup> Q 2014	Final application being processed by DCEO can proceed with lighting upgrades.

McKenna explained that the Ambassador Program will include a group of citizens who can be called upon by builders and developers to answer questions about the City.

The first Market Day of 2014 at the Armory will be April 5, 2014. Those interested in a booth may contact the Tourism Department. Neibert noted that the City is searching for grant opportunities (worth up to \$2.5 million) relating to recreational/park activities at the Armory.

City Manager Neibert presented the following report:

**CAPITAL PROJECTS REPORT**

GENERAL SUMMARY OF PROJECT STATUS – February 2014



**TRANSPORTATION**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
42 <sup>nd</sup> St. Reconst. (Victoria to Richview)	5.0 M	Design Construction	99% 0%	Jan. 2014 4 <sup>th</sup> Q 2015	Permits have been obtained. Final design is ongoing. Bidding expected in Winter. ROW acquisition is ongoing. 22 to obtain.
South 27 <sup>th</sup> Street (Jamison to Veterans)	1.5 M	Design Construction	0% 0%	2 <sup>nd</sup> Q 2014 2 <sup>nd</sup> Q 2015	Engineering contract with Rhutasel waiting on award. Negotiating on major ROW parcel. Considering alternates.
N. 27 <sup>th</sup> / Old Union Rd. (Richview to Wilshire)	3.3 M	Design Construction	40% 0%	4 <sup>th</sup> Q 2014 4 <sup>th</sup> Q 2015	ROW document process has been worked out with the design firm. Cedarhurst on bike trail/sidewalk details complete.
Perkins Avenue (10 <sup>th</sup> to 12 <sup>th</sup> )	0.5 M	Design Construction	90% 0%	2 <sup>nd</sup> Q 2014 4 <sup>th</sup> Q 2014	Phase I environmental study has been submitted to IDOT. Review of the document is ongoing. ROW to begin after approval.
S. 34 <sup>th</sup> Street (Veterans to Harlan)	2.3 M	Design Construction	100% 0%	Dec. 2013 4 <sup>th</sup> Q 2014	ROW documents being obtained. Utility relocations to begin soon. Bid advertisement soon.
Airport Road	400 T	Design Construction	100% 60%	Sept 2013 2 <sup>nd</sup> Q 2014	Asphalt and curb work is complete. Driveways and sidewalk remains. Winter has shut down construction.
42 <sup>nd</sup> at Veterans Signals	250 T	Design Construction	10% 0%	Unknown 3 <sup>rd</sup> Q 2014	IDS study will be submitted soon. We are moving forward with the design of signals.
Ambassador Roadway near new High School	Unknown	Design Construction	0% 0%	3 <sup>rd</sup> Q 2014 1 <sup>st</sup> Q 2015	Awaiting approval of design contract.

**SEWER**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Lift Station 14 Force main Replacement	Unknown	Design Construction	95% 0%	1 <sup>st</sup> Q 2014 2 <sup>nd</sup> Q 2014	Design is underway. Permitting is ongoing. We are awaiting monies for construction.
Ambassador Road near new High School	Unknown	Design Construction	0% 0%	4 <sup>th</sup> Q 2013 4 <sup>th</sup> Q 2014	Awaiting approval of engineering agreement.

**SIDEWALKS / TRAILS**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
27 <sup>th</sup> St. Sidewalk	215 T	Design Construction	100% 0%	Complete 2 <sup>nd</sup> Q 2014	Guinzy Construction has been awarded the project and will begin when weather allows. Trees are being removed.
Richview Rd. Sidewalk	170 T	Design Construction	85% 0%	2 <sup>nd</sup> Q 2014 4 <sup>th</sup> Q 2014	Henneghan working on engineering plans. Negotiating with major property owner.
ITEP Shared Use Trail – Veterans	550 T	Design Construction	0% 0%	3 <sup>rd</sup> Q 2014 2 <sup>nd</sup> Q 2015	Design Contract has been awarded. Design work will begin soon.
Bike Trail – Cedarhurst to Casey School	550 T	Design Construction	100% 99%	Complete TBD	Crossing of the Railroad Tracks is all that remains. Railroad has done some work on the site.
Wilshire and Richview Sidewalk	TBD	Design Construction	0% 0%	3 <sup>rd</sup> Q 2014 2 <sup>nd</sup> Q 2015	Survey work has been ongoing.
S. 42 <sup>nd</sup> Sidewalk	TBD	Design Construction	0% 0%	2 <sup>nd</sup> Q 2014 4 <sup>th</sup> Q 2014	Surveying is complete. Drafting has begun.

**WATER**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Broadway Water Main Replacement 4 <sup>th</sup> – 14 <sup>th</sup>	1.25 M	Design Construction	10% 0%	2 <sup>nd</sup> Q 2014 4 <sup>th</sup> Q 2014	The surveying is ongoing. Design is underway for the project.
Main St. Water Main Replace. 2 <sup>nd</sup> – 14 <sup>th</sup>	1.65 M	Design Construction	10% 0%	2 <sup>nd</sup> Q 2014 4 <sup>th</sup> Q 2014	The surveying is ongoing. Design is underway for the project.
Ambassador Road near new High School	Unknown	Design Construction	0% 0%	1 <sup>st</sup> Q 2014 4 <sup>th</sup> Q 2014	Awaiting approval on engineering contract for project begin
34 <sup>th</sup> and Veterans	175 T	Design Construction	75% 0%	Feb. 2014 2 <sup>nd</sup> Q 2014	This will relocate water mains before larger roadway project is started. Design is complete. Award of project will be 1 <sup>st</sup> meeting in March.

Neibert presented for Council's consideration Request for Permission to Seek Bids for Water Line Relocations on South 34<sup>th</sup> Street and Veterans in preparation for roadway project.

**Council Member McEnaney made a motion to authorize Neibert to Seek Bids for Water Line Relocations on South 34<sup>th</sup> Street and Veterans in preparation for roadway project. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

Neibert presented for Council's consideration Request for Permission to Seek Bids for Construction of Road at South 34<sup>th</sup> Street and Samaritan Way.

**Council Member Piper made a motion to authorize Neibert to Seek Bids for Construction of Road at South 34<sup>th</sup> Street and Samaritan Way. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

#### CITY ATTORNEY

City Attorney David Leggans presented for Council's consideration the second reading of an Ordinance Rezoning Property located at 1801 S. 10<sup>th</sup> Street from the Zoning Classification B-2 to B-PL. The petitioning party is Martin & Bayley, Inc. Martin & Bayley, Inc. plan to demolish the Huck's Store on the property and rebuild a \$2.5 million Huck's Store west of the existing store. Their petition was unanimously adopted by the Zoning and Planning Commission and no objectors were present at the hearing.

**Council Member Piper made a motion to approve Ordinance No. 2014-2 Rezoning Property located at 1801 S. 10<sup>th</sup> Street from the Zoning Classification B-2 to B-PL. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration the second reading of an Ordinance Granting Conditional Use for Day Care Center/Church for property located at 500 East Harrison (the old Benjamin Franklin Grade School). The petitioning party is Antioch International Assembly. Their petition was unanimously approved by the Zoning and Planning Commission and no objectors were present at the hearing. City Manager Neibert met with Pastor Brinson and worked out the parking issue.

**Council Member Lash made a motion to adopt Ordinance No. 2014-03 Granting Conditional Use for Day Care Center/Church for property located at 500 East Harrison. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration a Resolution Approving a Contract Addendum Regarding South 34<sup>th</sup> Street. Neibert noted that additional storm water components to the project and additional coordination required with the construction of the Aquatic Center.

**Council Member Piper made a motion to approve the Resolution Approving a Contract Addendum Regarding South 34<sup>th</sup> Street. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration Resolution Approving a Loan from the General Corporate Fund for Downtown Tax Increment Allocation Fund, for purposes of inducing additional development, which \$250,000.00 loan shall be repaid by the Downtown Tax Increment Allocation Fund to the General Corporate Fund upon funds becoming available within the Downtown TIF and upon Council authorization for said repayment. Since the inception of the Downtown TIF program there has been \$11.9 million in total investment to downtown. The City has provided \$2.3 million in financing in the area.

Neibert noted that a meeting of the TIF Advisory Board is scheduled for February 18, 2014. A quarterly schedule of TIF Advisory Board meetings will be drafted and disseminated to Board members.

Mayor Chesley asked that a member of the TIF Advisory Board attend the Council's review and assessment of the Comprehensive Plan in July.

**Council Member Wood made a motion to approve a Resolution Approving a Loan from the General Corporate Fund for Downtown Tax Increment Allocation Fund. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

Council Member Wood shared the following with the Council: The balance in the General Corporate Operating Fund is about \$3 million. The City's policy calls for about \$1.2 million of that to be held in reserve leaving about \$1.5 million including the \$250,000.00 loaned to TIF. He suggested that the Mayor and Council schedule a workshop to discuss how the excess \$1.5 million will be deployed. He noted that the funds could be transferred to the Quality of Life Fund, the Capital Fund and used for additional equipment or additional capital projects, transferred to the Water & Sewer Fund, or given back to the taxpayers. Wood questioned if the excess funds are part of the solution to the Police & Fire Pension issues?

Neibert advised that the next quarterly financial review will be schedule towards the end of February.

#### MAYOR

Mayor Chesley advised that Police Chief Chris Mendenall announced his retirement effective February 15 after 31 years of service to the City of Mt. Vernon. Mayor commended Mendenall for his years of outstanding service and setting an example in his Department as well as in the community. Chief Mendenall thanked the Mayor and Council for the opportunity to serve the citizens of Mt. Vernon. He will become the 911 Board Coordinator.

The Mayor noted that the Midwest Herb & Garden Show will be held Friday-Sunday, February 7, 8, 9, at the Times Square Mall.

#### CITY COUNCIL

No information was shared by the City Council.

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

No visitors addressed the Council.

#### EXECUTIVE SESSION

No executive session was held.

#### ADJOURNMENT

**Council Member Wood made a motion to adjourn the meeting. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk