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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, June 17, 2013
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, June 17, 2013, at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

The Invocation was given by Don Bigham.

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 Journals for the April 22, 2013 City Council Workshop Meeting, the May 28, 2013 City Council Workshop Meeting and the June 3, 2013 Regular City Council Meeting were presented to Council for any additions, deletions or corrections. **Council Member Lash made a motion to approve the Journals 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 Dennis McEnaney asked City Manager Ron Neibert for an update on the following Items: Item #8 BHMG Service Corporation - \$13,952.25 — installation of tank level monitoring systems on the water towers. The Council previously approved the monitoring systems on the water towers. The installation is now complete. Item #9 Depew & Owen Builders - \$45,201.93 — work on the 9th Street Streetscape Project and Item #36 White & Borgognoni Architects - \$13,800.88 — final payment on 9th Street Streetscape. Neibert noted that work is underway with a completion date of July 31, 2013. Item #14 FGM Architects - \$12,070.07 — professional services on Aquatic Facility (\$4,936.32) and 5 Park Plan (\$7,133.75). The completion date has been revised to August 6, 2013. It has been decided not to open the facility this season, but opening day will be on Memorial Day weekend 2014. Item #16 Greentrac - \$56,682.00 — demolition of Horace Mann Building and Item #33 Talbert Industrial Commercial Services - \$20,500.00 — asbestos abatement work at Horace Mann Building. Neibert reported that the Horace Mann School Building has been demolished and sight clean-

up and grading should be finished by the end of this week. Item #27 Premier Demolition - \$50,150.00 — Spring demolition projects for Engineering/Inspection Department included the previous 13 houses council agreed to tear down. Neibert noted in the near future he will present to the Council another 10 or 11 structures to be demolished. Council Member Wood inquired of any plans on what to do with the vacant lot left by the demolition of the Horace Mann School. Neibert noted that no staff discussion has been held yet.

Neibert reported that the City will be advertising soon for the sale of the vacant lots that have been declared surplus property. The approximately 90 lots will be sold to the highest bidder by sealed bid with a minimum bid of \$750 per vacant lot. A minimum bid on the homes has not been determined. A couple of the lots have houses on them that can be rehabbed, and they will be sold at live sale. June 19, 2013 is the date for site inspections of the homes. A list of the available properties will be in the City Clerk's office or by email.

Item #30 Rhutasel and Associates - \$5,182.50 — North 34th Street and Central Avenue road construction. Neibert stated that this road improvement will run from Broadway north to Central Avenue and on Central Avenue east to the Primary Center. This project is still in the design phase. Completion is expected by the end of calendar year 2014. The project will include sidewalks and bike lanes. Item #31 Round Table Design - \$2,400.00 — 27th Street sidewalk project. Design engineering is complete, and the City is negotiating the final easements and right-of-ways. Completion of this project is expected to be by the end of this calendar year, 2013.

Council Member Lash inquired about Item #7 Baxmeyer Construction - \$195,877.50 — Veterans/Davidson roadway extension. Neibert noted that the City is holding back some retainer until a final inspection is complete.

Council Member Wood made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,320,826.21. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

BIDS & QUOTES

Bid Results for Asbestos Removal at the Armory Building

Bid Firm	Base Bid	Acknowledge Addenda	Surety	Required Submittals	Signed Bid
General Waste Services, Inc.	\$159,120.00	YES	YES	YES	YES
CENPRO Services	\$224,200.00	NO	YES	YES	YES
Talbert ICS	\$250,000.00	YES	YES	YES	YES
AES, Inc.	\$259,777.00	YES	YES	YES	YES
Great Western Abatement	\$279,000.00	YES	YES	YES	YES
Envirotech, Inc.	\$576,610.00	YES	YES	YES	YES

City Manager Neibert stated that six bids were received for the asbestos removal at the former National Guard Armory building. He recommended to the Council that they award the base bid for the asbestos abatement to the lowest responsible bidder, General Waste Services, Inc., from Alton, IL, in the amount of \$159,120.00, with the work to be completed in August, 2013. The total estimate from the consultant for the asbestos removal

was about \$244,000.00. He noted that asbestos was found in the caulking around all of the windows in the building. The window panes will be removed and the window frames will be secured by the Contractor

Neibert advised that he spoke with the grant administrator from the Department of Commerce & Economic Opportunity. The total of the grant received was \$144,000.00, a 50/50 matching grant. The bid amount, \$159,120.00, plus \$36,000.00 for consulting fees, is about \$198,000.00 for the total project — \$96,000.00 is grant funded less \$144,000.00 authorized by DCEO leaving about \$46,000.00 available in grant funds. The \$46,000.00 can be used to make improvements to the old Armory but a plan must be in place and submitted to DCEO before June 30, 2013. Neibert, along with assistance from Capital Projects Manager Nathan McKenna, will forward to the Council recommendations for additional improvements. The Brand Leadership Team will be consulted about the added improvements which may include replacing the roof. The lead contamination in the basement firing range was an insignificant amount and of no concern to the consultant. There is 10,800 square feet of 2 inch maple wood flooring in the old Armory which has some water damage. The City will sell the flooring by closed bid.

Council Member Piper made a motion to accept the low bid of \$159,120.00 from General Waste Services, Inc. of Alton, IL. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

CITY MANAGER

City Manager Ron Neibert presented for the Council's consideration a Preliminary and Final Plat for Subdivision Approval for Jeff Warren and Misty King. He acknowledged that the plat contains the name Jeff Warren and it should be Bradley Warren. He suggested if the Council chooses to approve the plat that they do so with the name change. Marshall Davis of Round Table Designs appeared on behalf of Warren and King. Ms. King has agreed to purchase the property from Mr. Warren and subdivide said property into two lots. Ms. King wishes to also have the property rezoned from B-2 to R-1. The Zoning and Planning Committee unanimously approved the subdivision and no objectors appeared.

Council Member Piper made a motion to approve the Preliminary and Final Plat for Subdivision Approval for Jeff "Bradley" Warren and Misty King with the name change to Bradley Warren. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert presented for the Council's consideration a Request for Final Reallocation of Funds for the 2012/2013 Budget. These are typical pre-audit budget adjustments made for items that were not anticipated in the budget.

Council Member Wood made a motion to approve a Request for the Final Reallocation of Funds for the 2012/2013 budget. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

Neibert reminded the public that Homefield Energy, the company that the City contracted with for electric aggregation, is the only company that is authorized to provide residents with power through the City's aggregation program. Residents will not receive a phone call from Homefield Energy, and have already received a letter from the City indicating that Homefield Energy was the low bidder for the aggregation electricity. If residents want to take advantage of the City's aggregation, residents need not do anything.

CITY ATTORNEY

City Attorney Bill Howard presented for Council's consideration the Second Reading on Ordinance Authorizing Vacating an Alley. Petitioning Parties: Central Christian Church and Doris McGinnis.

Council Member Wood made a motion to approve Ordinance No. 2013-18 Authorizing Vacating an Alley by the petitioning parties: Central Christian Church and Doris McGinnis. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Howard presented for the Council's consideration a First Reading on Ordinance Regarding Prevailing Wage Rate. The City is required to pass a prevailing wage rate ordinance every year before July 1st. The wage rates are provided to the City by the U.S. Department of Labor. **First Read Only**

City Attorney Howard presented for the Council's consideration First Reading on an Ordinance Rezoning Property Located at Veterans Memorial Drive & 34th Street from the Zoning Classification AG to B-2. Petitioning party is Victor Cusumano. Victor Cusumano appeared and stated that he is requesting to rezone property he owns around the new hospital to B-2. He noted that Round Table Design is working on a water and sewer layout, and that he will be requesting to annex the property into the City. Mr. Cusumano requested that the Council suspend the rules and vote on the rezoning at tonight's meeting. Council declined. **First Read Only**

City Attorney Howard presented for Council's consideration the First Reading on an Ordinance Rezoning Property located at 2623 Benton Road from the Zoning Classification B-2 to R-1. Petitioning Party is Misty King. Marshall Davis of Round Table Design appeared on behalf of Ms. King. Ms. King is rehabbing a house on Lot 2. It was determined that more than 50% of the house is required to be rebuilt thereby requiring a City building permit. In addition in B-2 zoning a single-family home is a non-conforming use thus the need to rezone. **First Read Only**

City Attorney Howard presented for Council's consideration a Resolution Authorizing the State of Illinois/IDNR OSLAD/LWCF Project Application. Director George Bryant, Parks and Recreation Department, informed the Council of the application for the Open Space Lands Acquisition and Development (OSLAD) grant program. This grant is a 50/50 match grant up to \$400,000.00. Bryant is proposing to develop approximately eight acres which will be donated to the City by the Lincoln Foundation and located at Lincoln Park between the Aquatic Facility and the parking lot to the south. Two previous meetings have been held to discuss the possible development of this new park space. FGM is developing a conceptual design. The cost of the total project is approximately \$1,618,000.00. If the City receives the grant, the City's share will be a little over \$1,200,000.00. Neibert noted that the City's initial allocation is about \$750,000.00 for park improvements. Council Member Wood encouraged Bryant to give the Council members all five phases of the park development before any decision is made on this eight acre plot known as phase 1.

Council Member Piper made a motion to adopt the Resolution Authorizing the State of Illinois/IDNR OSLAD/LWCF Project Application. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

MAYOR

Mayor Mary Jane Chesley announced that the Veterans Memorial Drive and Davidson extension is to be opened with a ribbon cutting ceremony on Friday, June 21, 2013 at 11:00 a.m. on the corner of Veterans Memorial Drive and Wells Bypass. The public is invited.

The Stepping Out for Fitness Award Program, for ages 7-12, is scheduled on Saturday, June 22, 2013 at 1:00 p.m. at the Rolland W. Lewis Building at Veterans Memorial Park. The children were asked to walk 30 miles in 30 days. Mayor Chesley thanked the Senior Circle at the Crossroads Hospital for volunteering their time to work in the program.

The Peddling for Fitness Program, for ages 9-14, will begin on June 24th. Participants will be asked to bicycle 150 miles in 30 days.

CITY COUNCIL

There were no comments from the City Council.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

There were no comments from visitors.

EXECUTIVE SESSION

Council Member Wood made a motion to go into Executive Session for the purpose of discussing pending litigation and land acquisition. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

ADJOURNMENT

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

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk