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City Clerk



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**City of Mt. Vernon, Illinois  
City Council Public Hearing  
Monday, July 15, 2013  
6:30 p.m.**

Mayor Mary Jane Chesley called the Public Hearing to order at 6:30 p.m. in the Rolland W. Lewis Community Building at Veterans Park. The public hearing is to consider the 2013 Amendment to the Tax Increment Financing Redevelopment Plan and Project for the Industrial Park Conservation Area.

City Manager Ron Neibert noted that the main change in the Plan will allow residential uses in a portion of the TIF district. The meeting was turned over to Mike Weber of PGAV of St. Louis, Missouri to speak regarding this TIF.

Mike Piper who resides on East Ambassador Road inquired about the type of housing that will be built in the new TIF district. Neibert noted that mid-income housing and not subsidized housing will be constructed. Mike Piper also voiced his concern about the deteriorating condition of Ambassador Road and the need for repair and maintenance of the road.

Tammy Payne also voiced her concern about the condition of Ambassador Road. Neibert stated that he would ask the Public Works Department to look at the road and make repairs.

**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, July 15, 2013  
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, July 15, 2013, 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 Sue Cunningham.

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 July 1, 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 Dennis McEnaney asked City Manager Ron Neibert for an update on the following Items: Item #9 Environmental Consultants- \$20,690.00 — asbestos consulting for demolition of Horace Mann School and Item #12 Greentrac - \$29,520.00 — demolition of Horace Mann School Building. This project is complete except for grading and grass. Item #18 – Market Ventures - \$4,300.00 — public market feasibility assessment. The City and the Branding Leadership Team (BLT) worked together to bring in a consultant to complete an analysis of the City's ability to support a large farmers market initiative. The report has been submitted to the BLT and the BLT will make a formal recommendation to the Council at the next meeting. Item #26 Rhutasel and Associates - \$11,374.08 — 9<sup>th</sup> Street Streetscape construction inspection. It is on schedule to be completed by the end of July. Council member Wood requested the financial information regarding the 9<sup>th</sup> Street Streetscape. Neibert will forward the information to the Council this week. A special check was written to Shores Builders in the amount of \$452,435.15 for Pay Estimate #7 on the Aquatics Facility. Neibert reported as far as he knows the construction is still on track for an August 6<sup>th</sup> completion.

**Council Member Wood made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,601,773.44. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

### **BIDS & QUOTES**

Merle Hollmann presented for Council's consideration the Quote Results for Banking Services. All ten banks in Mt. Vernon received the request for proposal for banking services. The City presently has five checking accounts. The length of the proposal is three years and three months at the request of the Finance Department with a possible three year extension. Basically Fifth Third Bank and US Bank did not meet the proposal specifications. Peoples Bank has been the City's bank for about 10 years. The staff recommended that the proposal from Peoples National Bank be accepted. Three proposals were submitted as follows:

	Peoples National Bank	Fifth Third Bank	US Bank
1. The ability to provide all banking services that are presently being received or possibly needed in the future, including direct deposit of payroll, wire transfer of funds, check drafting for utility bill payments, electronic deposit of checks received, related internet services and other miscellaneous services as required	Meets all requirements	Meets all requirements	Meets all requirements
2. An annualized interest rate that is equal to or exceeds the previous month's average Illinois Fund's Money Market Fund annualized interest rate	05% above average Illinois funds rate	Would not agree to these provisions	Interest rate is tied to Fed Funds rate and depends upon average balance maintained
3. No charge for the City's deposit tickets	Complies	Bank would charge for	Not addressed
4. No monthly charges or other fees are to be charged	Complies	Bank would not guarantee that no charges would be assessed	Bank would not guarantee that no charges would be assessed
5. Availability of Overdraft Protection line of Credit	Available	Available	Not provided but bank will work with City to resolve the situation
6. Optional availability of Bank credit cards	Available	Available, but there may be a charge by the bank	Available
7. Availability of advanced security measures such as authentication tokens for online banking	Available	Available	Available for ACH and wire transfers
8. Either FDIC coverage or collateral sufficient to secure 100% of checking account balances	Complies	Complies	Would use a letter of Credit to secure deposits
9. Three references are provided	Provided	Only one provided	Provided
10. Other		<i>Quote only good for two years not 3 years, 3 months. Deposit bags are not provided free</i>	

**Council Member Piper made a motion to accept the proposal for banking services from Peoples National Bank. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**CITY MANAGER**

City Manager Neibert presented for Council's consideration a request for permission to waive bidding procedures for Window Replacement at the former National Guard Armory. This is necessary because the \$55,000.00 grant from the Department of Commerce & Economic Opportunity must be submitted tonight. Approval is also necessary from the Illinois Department of Historic Preservation. The City requested from proposals from several contractors for the cost of the window replacement. The only proposal received was from Mt. Vernon Glass. The City will pay \$73,000.00.

**Council Member Wood made a motion to waive the bidding procedures for window replacement and approve the contract with Mt. Vernon Glass for window replacement at the former National Guard Armory. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

Neibert presented for Council's consideration a request for permission to seek bids for resurfacing of Veterans Park's west main parking lot. This is a capital project that is funded under the City's economic development and quality of life fund for Park improvements. The project should be under construction by the end of September.

**Council Member Lash made a motion to approve the request for authorization to seek bids for the resurfacing of Veterans Park's west main parking lot. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

#### CITY ATTORNEY

City Attorney David Leggans presented for Council's consideration the First Reading on Ordinance Granting Conditional Use to allow commercial in a Class FP, Flood Plain District located at 2845 Benton Road. The Petitioning Party is Randy Ratliff. Architect Brian Edmison appeared on Mr. Ratliff's behalf. Mr. Edmison explained there are plans for a 30 foot addition to the east side of the structure to be used as a dance hall, for auctions, etc. No alcohol will be sold or consumed at the location. Mr. Edmison presented a flood plain map showing the location of the building in relation to the flood zone. He stated there was a detailed flood study done on the flood area and no map amendments were made. The City Engineer reviewed the site, the hydraulic information and given the small amount of flood plain actually on the private property, a new hydraulic study would serve no purpose and indicated it was not necessary for this project. The Zoning and Planning Commission unanimously approved the conditional use request. No objectors were present at the Zoning and Planning Commission meeting. **FIRST READING.**

City Attorney Leggans presented for Council's consideration the First Reading on Ordinance Rezoning Property located at 210 S. 3<sup>rd</sup> Street from the zoning Classification I-1 to B-2. Petitioning Party is Jeremy Sneed. Mr. Sneed's liquor store is currently located at 206 Main Street. He plans to relocate the business as well as renovate the building on the 3<sup>rd</sup> Street property. Council Member Wood requested to have photos or a map at the next meeting when the second reading is conducted. The Zoning and Planning Commission approved the rezoning request. No objectors were present at the Zoning and Planning Commission meeting. **FIRST READING.**

City Attorney Leggans presented for Council's consideration the First Reading on Ordinance Approving the Revised Code of Ordinances Regarding the Park and Recreation Board. Mayor Chesley noted that basically this ordinance will stagger the terms of the board members, and change the two year term to a three year term. Presently, all terms expire at the same time. **FIRST READING.**

City Attorney Leggans presented for Council's consideration the First Reading on Ordinance Approving Revised Code of Ordinances Regarding the Tourism Board. Mayor Chesley noted that basically this ordinance will reduce the number of board members from 11 to nine. The Tourism Board members serve three year terms. Failure of a member to attend three meetings during the calendar year shall subject the non-attending member to removal as a member of the board upon recommendation of the Mayor and approval by the City Council. Council Member Wood suggested that the Tourism Board should have more meetings given its' increasing revenues and importance. **FIRST READING.**

Council Member Wood suggested that the City Council should reevaluate the function, mission and/or purpose of each of the Boards and Committees appointed by the Council as well as the role to be taken by its' members. Specifically noted were the Park and Recreation Board, the Tourism Board and the TIF Board. Council Member McEnaney suggested a review in general of how often and when the boards should meet. In addition, the Zoning and Planning Commission should be included in this review. Council Member Piper voiced his opinion that the TIF Board will be very important in the City's future and should meet more often than twice per year. Council Member Lash stated that the function of the boards as well as their direction in the future is very important during this time of change in the City.

City Attorney Leggans presented for Council's consideration a Resolution Approving Mutual Aid Agreement with Perry County. Assistant Fire Chief Kevin Sargent appeared. He noted that in certain situations such as emergencies, natural disasters, special events and man-made catastrophes, the use of other participating unit's personnel and resources to perform functions is desirable and necessary to preserve and protect the health, safety and welfare of the public. The City has mutual aid agreements with Waltonville Fire Department, Webber Township Fire Department, Jefferson County Fire Protection District, and the Woodlawn Fire Department. Mayor Chesley requested that Assistant Fire Chief Sargent confirm that the Ready Illinois website, <http://www.illinois.gov/ready/Pages/default.aspx>, is easily accessible on the City's website.

**Council Member McEnaney made a motion to approve the Mutual Aid Agreement with Perry County. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration a Resolution Approving Agreement with the Illinois Department of Transportation Regarding S. 10<sup>th</sup> Street & Perkins Avenue. City Manager Neibert advised that the City will enter into an Agreement with the Illinois Department of Transportation to cause Perkins Avenue west of Illinois Route 37 to be realigned to be across from Perkins Avenue on the east side of Route 37, cause there to be built two lanes each 11 foot wide with adjoining bike/pedestrian paths of 4 feet in width from Illinois Route 37 to South 12<sup>th</sup> Street, work shall include but not be limited to: dirt work, storm sewer work, signal work, pavement widening, pavement patching, curb and gutter work, bituminous resurfacing, and placement of pavement markings on Illinois Route 37. The project will be constructed in 2014.

**Council Member Lash made a motion to approve the Resolution Approving an Agreement with the Illinois Department of Transportation Regarding S. 10<sup>th</sup> Street and Perkins Avenue. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

#### MAYOR

Mayor Chesley presented for Council's consideration the Appointment of Laura Schaubert and Craig Hedin to the TIF Board.

**Council Member Piper made a motion to approve the Appointment of Laura Schaubert and Craig Hedin to the TIF Board. Seconded by Council Member McEnaney Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

From July 16 – August 16, 7:00 a.m. to 3:00 p.m., individuals 60 years of age and older will be able to participate in a challenge to walk 30 miles in 30 days at the Time Square Mall. Local gift cards will be awarded to the individuals achieving the goal of 30 or more miles. Thank you to Ameren IP and Good Samaritan Regional Health Center for their sponsoring this activity.

#### CITY COUNCIL

Council Member Wood invited the public to the United Way's "Stuff the Bus" with school supplies to be held on Friday, July 19, 2013 from 10:00 a.m. to 3:00 p.m. at Gen Fed located on S. 42<sup>nd</sup> Street. In addition, the United Way will host a fundraiser entitled "Living Color/Living United" on Saturday, August 3, 2013. Council Member Wood challenged the City Council, Mayor and City Manager to participate in the event.

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

Bob Farris inquired about the slow pitch games at Lincoln Park. He also requested a stop sign at the corner of Perkins Avenue and S. 24<sup>th</sup> Street. Police Chief Mendenall noted that intersection has stop signs, but he will drive by to confirm they are standing.

**EXECUTIVE SESSION**

No executive session was held.

**ADJOURNMENT**

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

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

Respectfully submitted,

Jerilee Hopkins  
City Clerk