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CITY OF MT. VERNON

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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Rolland W. Lewis Community Building — Veterans Park
Monday, July 16, 2012
7:00 p.m.**

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, July 16, 2012 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, Mt. Vernon, Illinois.

Mayor Mary Jane Chesley called the meeting to order.

The Invocation was given by Rev. Ron Lash.

The Pledge of Allegiance was given.

ROLL CALL

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

JOURNAL

The Journals for the June 18, 2012 Regular City Council Meeting and July 2, 2012 Regular City Council Meeting were presented to Council for any additions, deletions or corrections. **Motion by Council Member McEnaney to approve the Journals as presented. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented for Council's consideration. Council Member McEnaney asked City Manager Neibert for a briefing on the following: Item #1 Donco Electrical Construction (Phone Masters) - \$11,078.50 — Partial payment on new phone system. All offices have new phones installed. Still have programming to be completed. Item #2 FGM Architects - \$46,082.03 — Professional services on Aquatics Facility. The facility will go out for bid in early August and bids to be opened on August 31. Item #4 Heneghan and Associates - \$12,889.50 — Design Engineering on 34th Street project (\$7,089.50) and Design Engineering on Shared Use Trail (\$5,800.00). The Project is moving along. There are some inconveniences to the residents but the City is working to resolve them as soon as possible. Item #14 Ralph Gunter Construction & Insulation - \$22,925.00 — CDAP Rehabilitation at 410 South 15th Street. Crosswalk Community Action Agency of West Frankfort provides home repair grants to individuals who meet HUD Sec. 8 income limits and standards.

Council Member Wood made a motion to approve the Consolidated Vouchers as presented in the amount of \$353,792.35. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

BIDS & QUOTES

City Manager Ron Neibert stated that the bid results for the repair and painting of the engine bays at fire station IV located at 714 S. 42nd Street are as follows:

Lipps Construction Co., 1300 George St., Box 1387, Mt. Vernon, IL 62864	\$17,445.00
Doug Eubanks Construction Co., 404 S. Cherry St., Sesser, IL 62884	\$21,825.00

Neibert recommends acceptance of the low bid from Lipps Construction Co. in the amount of \$17,445.00.

Council Member Piper made a motion to accept the low bid from Lipps Construction Co. in the amount of \$17,445.00. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert stated that the bid results for the removal of the double doors on the northwest corner of City Hall.

Doug Eubanks Construction Co., 404 S. Cherry St., Sesser, IL 62884	\$2,753.00
Lipps Construction Co., 1300 George St., Box 1387, Mt. Vernon, IL 62864	\$4,000.00

Neibert recommends acceptance of the low bid from Doug Eubanks Construction Co. in the amount of \$2,753.00.

Council Member Lash made a motion to accept the low bid from Doug Eubanks Construction Co. in the amount of \$2,753.00. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

CITY MANAGER

City Manager Neibert presented for Council's consideration a Request for Permission to Block East Side Parking on North 8th Street from Main to Harrison on Friday, September 21, 2012 from 6:00 p.m. to 9:00 p.m. for the Mt. Vernon Township High School Class of 1962 Reunion. Michele Mitchell, Chairperson, Class of 1962, appeared. They expect close to 120 classmates to attend the Reunion on that weekend. They will gather at the Granada Theatre and will host antique cars and/or trucks displayed by The Kingsman and Old Timers Car Club.

Council Member Wood made a motion to grant Permission to Block East Side Parking on North 8th Street from Main to Harrison on Friday, September 21, 2012 from 6:00 p.m. to 9:00 p.m. for the Mt. Vernon Township High School Class of 1962 50th Reunion. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert presented for Council's consideration of a Preliminary and Final Plat for Schifano Subdivision which was recommended by the City's Zoning & Planning Commission. City Manager Neibert requested that Council suspend the Rules to vote on this proposal tonight. Aaron Dauby of Round Table Design, Inc. appeared on behalf of Dr. Michael Schifano, the property owner. Dr. Schifano

plans to construct a one-story medical office east of Lavender Ridge and north of Veterans Memorial Drive. Dr. Schifano has entered into a Purchase Agreement to purchase the Green Door Spa previously the Rejuvenation Center. The Purchase Agreement is contingent upon the approval of Schifano Subdivision.

The Lavender Ridge property does not have a retention basin. City Manager Neibert will research to determine why Lavender Ridge was not required to include the retention basin on that property.

Council Member McEnaney made a motion to approve the Preliminary and Final Plat for Schifano Subdivision as presented. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

CITY ATTORNEY

City Attorney David Leggans presented for Council's consideration a First Reading on Ordinance Granting Conditional Use for a Home Day Care for Property at 14495 N. McCauley Road. The Petitioning Party is Holli Hodge. The Zoning & Planning Committee unanimously approved the request. She is moving her residence and Day Care business to McCauley Road and wishes to continue to operate her Day Care business, without interruption, at the new location. She requested that Council suspend the rules and act on this issue tonight.

Council Member Wood made a motion to suspend the rules to take action on this tonight. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

Council Member Wood made a motion to adopt Ordinance No. 2012-26 Granting Conditional Use for a Home Day Care for property at 14495 N. McCauley Road. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration a First Reading on Ordinance Granting Conditional Use for a Mobile Home for Property at 12188 E. Harlan Road. The Petitioning Party is Danny Ramsey. The Zoning and Planning Commission voted six to one to recommend the Conditional Use.

City Attorney Leggans stated that under the recent mobile home ordinance any application for conditional use on R-M2 zoned areas must be filed by October 31, 2012 and the mobile home must be installed by December 31, 2012.

Council Member Piper made a motion to suspend the rules and vote on this Ordinance at tonight's meeting. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, and Chesley. Nay: Wood.

Council Member Piper made a motion to adopt Ordinance No. 2012-27 Granting Conditional Use for a Mobile Home for property at 12188 E. Harlan Road. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration a First Reading on Ordinance Rezoning Property at 3120 Veterans Memorial Drive from the Zoning Classification R-3 to B-2. The Petitioning Party is Dr. Michael Schifano. Aaron Dauby of Round Table Design, Inc. appeared on behalf of Dr. Schifano. Dr. Schifano plans to construct a one-story medical office east of Lavender Ridge and north of Veterans Memorial Drive.

Council Member McEnaney made a motion to suspend the rules and act on this Ordinance at tonight's meeting. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, and Chesley. Nay: Wood.

Council Member McEnaney made a motion to adopt Ordinance No. 2012-28 Rezoning Property located at 3130 Veterans Memorial Drive from the Zoning Classification R-3 to B-2. Second by Council Member Lash. Council Member Wood expressed his concern that the Council is asked to adopt ordinances based on what is presented to Council, but Council has no assurance that it will materialize as stated. **Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration First Reading on Ordinance Authorizing Release of Easement Rights on property owned by Ron Kruep located at 1710 South 10th Street (BP/Burger King). Architect Brian Edmison appeared on behalf of Mr. Kruep. The City previously enacted Ordinance No. 93-37 vacating alleys on this property, but retained utility easements. Mr. Kruep is selling the property and the potential buyer requests the City release all its easement rights within the vacated alleys adjoining the lots. There are currently no utilities present within the easements. The real estate closing date is July 30, 2012 so Mr. Edmison requested that Council suspend the rules and act on this request at tonight's meeting.

Council Member Piper made a motion to suspend the rules and act on this Ordinance at tonight's meeting. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, and Chesley. Nay: Wood.

Council Member Piper made a motion to adopt Ordinance No. 2012-29 Authorizing Release of Easement Rights at 1710 South 10th Street. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration First Reading on Ordinance Approving Drainage Easement. City Manager Neibert noted this relates to the same property in Agenda Item No. 9-D – 1710 South 10th Street. The Buyer of the property, Mac's Convenience Stores, LLC (Circle K) requests a non-exclusive easement for an existing drainage pipe situated on the property.

Council Member McEnaney made a motion to suspend the rules and act on this Ordinance at tonight's meeting. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, and Chesley. Nay: Wood.

Council Member McEnaney made a motion to adopt Ordinance No. 2012-30 Approving Drainage Ordinance as presented. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration an Inducement Resolution Regarding Property Located at 1601 S. 10th Street within the Downtown TIF District. City Manager Neibert stated that R & K Land, Inc., of Mt. Vernon and owned by Ron Kruep and others, propose to construct a 'Ron's Fast Lube' facility at 1601 S. 10th Street. Certain project development costs are eligible to be reimbursed under TIF. This is not a binding agreement with the City but will make any costs incurred TIF eligible if they are awarded the inducement. There is no guarantee they will be awarded funds from TIF. Several individuals and businesses have applied for TIF.

Council Member Wood made a motion to approve the Inducement Resolution Regarding Property Located at 1601 S. 10th Street. Second by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration an Inducement Resolution Regarding Property Located at 1406 S. 10th Street within the Downtown TIF District. City Manager Neibert stated that Torrez Properties, Inc. of Mt. Vernon obtained an option to purchase the property located at 1406 S. 10th Street. Mr. Torrez proposes to construct a new building on the site at his existing business on South 10th Street. This is not a binding agreement with the City but will make any costs incurred TIF eligible if they are awarded the inducement.

Council Member Piper noted three businesses mentioned at tonight's meeting are either expanding or building in Mt. Vernon. It's a very exciting time in Mt. Vernon.

Council Member Wood reminded that the Downtown TIF district is widespread – north of downtown including the Good Samaritan Hospital area; west to Casey Junior High; east of downtown including the high school property; and as far south as Veterans Memorial Drive including National Railway.

Council Member Piper made a motion to approve the Inducement Resolution Regarding Property located at 1406 S. 10th Street within the Downtown TIF District. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration a Resolution requesting Authorization from the Illinois Department of Transportation for Temporary Closure of Certain Streets on December 1, 2012 for the Annual Christmas Parade. Police Chief Mendenall stated it is the same route as in previous years.

Council Member Wood made a motion to approve the Resolution requesting Authorization from the Illinois Department of Transportation for Temporary Closure of Certain Streets on December 1, 2012 for the Annual Christmas Parade. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

MAYOR

Mayor Chesley presented for Council's consideration the Appointment of Paul Lynch to the TIF Board. Attorney Lynch is replacing State's Attorney Doug Hoffman who was recently appointed Jefferson County State's Attorney.

Council Member McEnaney praised Attorney Lynch's appointment and made a motion for the Appointment of Paul Lynch to the TIF Board. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

The new full page water bill format will be mailed out later in July.

CITY COUNCIL

Council Member Lash reminded that the Movie in the Park will held at Veteran's Park on Saturday, July 20, 2012, at 8:30 p.m. All families are invited to attend.

VISITORS/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE

Michelle Dagg voiced her concern about speeding cars not stopping at the stop signs in her neighborhood — 601 Herbert Street. Police Chief Mendenall advised that additional patrols will be dispatched to that neighborhood.

Hortin Petties acknowledged his excitement about new businesses in the City and commended Police Chief Mendenall for the success in stabilizing the Southtown neighborhoods. He is still hoping to see trees trimmed at Dawson Park.

EXECUTIVE SESSION

At 8:12 p.m. a Motion for Executive Session was made by Council Member Wood in order to discuss potential litigation. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

ADJOURNMENT

Motion for adjournment was made by Council Member Lash. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk