

**City of Mt. Vernon, Illinois
City Council Workshop/Retreat Meeting
Monday, August 13, 2012
MINUTES**

The Mt. Vernon City Council held a Workshop/Retreat Meeting on Monday, August 13, 2012, at 1:00 p.m. at the Municipal West Building, 200 Potomac Blvd., Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

Roll call showed present: Council Members Ron Lash, Dennis McEnaney, Todd Piper, David Wood and Mayor Mary Jane Chesley. Also present: City Manager Ron Neibert, Programs Manager Nathan McKenna and City Clerk Jerilee Hopkins.

TIF INDUCEMENT RESOLUTION FOR STEVEN BEAL

City Manager Ron Neibert stated that Steven Beal has purchased the property at 224 South 10th Street, formerly Tavern on 10th, and his goal is to renovate the property into an upscale restaurant. The City has examined the proposed properties and circumstances, and that it is reasonable to believe that a redevelopment agreement can be adopted for said properties and expenditures of development costs in furtherance of the potential development should be allowable redevelopment project costs under the property Tax Increment Financing Plan, provided that this Resolution is not a guarantee that any such redevelopment agreement will be adopted, but rather an expression of the sense of the City at this time. When the time is appropriate he will make a formal application and appear before the TIF Board sometime in September.

Other similar TIF Inducement Resolutions adopted in recent months are for Luther Torrez on South 10th Street and the Ron Kruep family on South 10th Street.

Ordinarily TIF Inducement Resolutions are not addressed at a Workshop or Retreat. However, because proper notice of the Workshop/Retreat has been given it is appropriate at this time.

Council Member Piper commented that a result of the recent public survey conducted as a part of the branding study found that the #1 and #2 items requested were local eateries and places to shop downtown.

A motion was made by Council Member McEnaney to approve the TIF Inducement Resolution as presented on behalf of Steven Beal. Second by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

TIF INDUCEMENT RESOLUTION FOR SHORES BUILDERS, INC.

City Manager Neibert indicated that Shores Builders, Inc. is finalizing negotiations to acquire the St. Marys Good Samaritan Hospital property. Mr. Shores has not concluded plans for the property but it appears that some sort of residential housing will be constructed. The City has examined the proposed properties and circumstances, and that it is reasonable to believe that a redevelopment agreement can be adopted for said properties and expenditures of development costs in furtherance of the potential development should be allowable redevelopment project costs under the property Tax Increment Financing Plan, provided that this Resolution is not a guarantee that any such redevelopment agreement will be adopted, but rather an expression of the sense of the City at this time. When the time is appropriate he will make a formal application and appear before the TIF Board. A final sale price is still being negotiated.

There are seven parcels of land included in the Resolution, and all of the property is located on the west side of 12th Street. None of the property purchased by Shores Builders, Inc. is located on the east side of 12th Street.

Council Member Wood inquired at what number is the EAV (Equalized Assessed Value) on the TIF property. City Manager Neibert stated it is zero because the property is tax exempt. Council Member Wood noted that any improvements to this property that increase the assessed value will be revenue the City will receive as a part of the TIF reimbursement. City Manager noted that the EAV on previous TIF property is about \$2.3 million which is actually down from last year. The reason it is down is because the State allotted the County a .94% multiplier which lowered our EAV. Once the County Treasurer mails out the tax bills we will receive our TIF dollar amount and open the allocation process. These projects will probably be structured on a percentage basis of the new increment created by the project.

Council Member Lash requested an explanation as to why the multiplier is lower. Neibert will gather the information to respond to Lash's request.

Council Member McEnaney questioned how often property evaluations are performed. Neibert noted every ten years. When improvements are made to property, the County Assessor re-evaluations are done based on building permits the County receives from the City.

A motion was made by Council Member Piper to approve the TIF Inducement Resolution as presented on behalf of Shores Builders, Inc. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

CAPITAL PROJECT PLANNING

Bonding funds available:

Public Utilities Capital Fund	\$3,400,000.00
Quality of Life & Economic Development Fund	\$23,500,000.00
General Corporate Capital Fund	\$13,800,000.00

City Manager Neibert reviewed projects approved at the prior retreats — priority transportation, storm water improvement, parks, branding study and water projects.

FUTURE SANITARY SEWER MAIN PROJECTS							
(from Public Utility Capital Fund — all in Comprehensive Plan)							
Location	Size In	Length LF	Unit Cost \$/ft	Est. Material Cost	Unit Cost \$/ft	Labor	Est. Contractor Cost
Lift Station #1, 14 Force Main Replace (Optimist Park)	14	6,600	\$25.00	\$200,150.00	\$50.00	\$400,300.00	\$600,450.00
43rd St. - Heritage Dr. to Mateer Dr.	10	1,900	\$25.00	\$47,500.00	\$50.00	\$95,000.00	\$142,500.00
Wells Bypass to S. Davidson (east/west connector)	10	2,500	\$25.00	\$62,500.00	\$50.00	\$125,000.00	\$187,500.00

REMAINING CAPITAL PROJECTS AND ISSUES

City Hall

- Patch and Paint walls where needed
- Elevator repair (ongoing) and paint
- West entrance design and wrought iron fence facing Main St.
- Heating and cooling system work
- Energy audit
- Wash building and windows
- Clean and resurface parking lot
- Men’s upstairs bathroom
- Paint exterior

Branding and Promote programs for results of Branding Study

- Water tower (s)
- Signage Package for Downtown and Parks
Lincoln/Veterans/Cusumano/etc.
Aquatic Center Signage package
- Museum/Winery/Dales/Historical Village/other points of interest
- Flags/DMDC ITEP lights
- Private business incentive signage package

Mt. Vernon Parks and Schools Trail System

- Phase" Lincoln to Veterans Park
- Dawson to Veterans Park
- Casey to Armory (Broadway Market)
- Share the road striping/signage schedule

Galaxy sculpture lighting project (Main & Broadway)

RR right-of-way cleanup (RR ties) (St. Mary’s pledged to include that in their new church construction cleanup.

Downtown 9th Street outdoor area

Parks

- OSLAD Grant schedule for Lincoln Park

- Woodglen Park schedule
- Reservoir Park schedule
- Repair/replace shelters

Sign Ordinance Schedule (finalized based on DDI's recommendations)

Complaint process/resolution/follow-up process

ECONOMIC DEVELOPMENT PROGRAMS

- Set aside economic development incentive money
- Signage for Davidson/Veterans extension (dressing up the Interstate overpass/exchange area)

INTERNAL PROGRAMS

- Establish program for adding fuel efficient vehicles to city fleet
- Continue program for sidewalk replacement/new construction
- Establish ditch repair/cleaning program
- Establish gutter/curb repair/replacement program
- Undergo Act on Energy inspection of city buildings
- Opening and ribbon cutting for Summersville walking trail as well as West side/Potomac Trail
- Prescription Drug Discount program (no value after review by local pharmacists)
- Brownfield assistance for gas stations on West Broadway (3rd & Broadway, 22nd & Broadway, Stewart's Exhaust, Perkins & 10th, radiator business on 12th)
- Establish procedure for city owned property
- Ongoing weed eating along City street and curbs
- Energy audit for all City Departments (similar to waste water plant project)

City Manager Neibert will obtain results of the Energy Audit that was performed at Veterans Park.

FUTURE PROJECTS

- Explore potential for Exhibition Center
- New Police Station
- Increased demolition
- Horace Mann Building demolition
- New Fire Station

The Mayor and City Manager will contact the District Engineer in Carbondale to request that the Illinois Department of Transportation make repairs on the Illinois Route 15 overpass. The City is not allowed to physically perform the repairs because it is a State owned highway. IDOT has plans to redesign the overpass in the future. Council Member Wood is concerned about drivers' safety due to the deterioration of the structure over the Interstate.

The City will budget money annually for the demolition of abandoned properties until the derelict properties are eliminated. City Manager Neibert commented that the demolition budget can come from the operations budget with the remainder from the capital funds, but gradually phasing out the use of capital funds. Council Member Wood wants to be notified the next time demolitions are scheduled.

The City has not yet received the Housing Study but need to be aware of budgeting money for Mr. Zanolá's marketing and incentive recommendations.

Council Member Wood noted that he receives comments regarding the need for a fire station on the far west side of the City. Neibert agreed that the City will need to commission a study to review the fire department's response areas and possibly reconfigure and recommend a location for the construction of a new fire station. Council Member Wood requested that a new fire station be placed on the future project list.

At approximately 2:10 p.m. Council Member Wood made a motion to go into Executive Session for the purpose of discussion of acquisition of real estate. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

At approximately 3:00 p.m. Council returned to open session. Roll call: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert remarked that the City would not discuss the Armory project at today's meeting. It will be discussed at a meeting of the BLT (Branding Leadership Team) tonight at 5:00 p.m. at Agave.

At approximately 3:10 p.m. Council Member Wood made a motion to go into Executive Session for the purpose of discussion of acquisition of real estate. Second by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

At approximately 3:20 p.m. Council returned to open session. Roll call: Lash, McEnaney, Piper, Wood and Chesley.

Public Utilities Capital Fund			
Starting Fund Balance	\$3,400,000.00		
Project	Expected Local Cost	Expected Total Cost	Remaining Fund Balance
Dewatering Refinance (5 year debt payment)	\$750,000.00	\$750,000.00	\$2,650,000.00

Remaining Comprehensive Plan Projects		
Project	Description	Cost
Grand Alley	Feeder line, could do this year	\$400,000.00
Conger Avenue	Half done, 12th to 18th street	\$300,000.00
Old Centralia Rd	Meadows Lane to Turner Low Priority	\$50,000.00
Broadway	4th to 14th High priority	\$1,247,659.00
Main Street	2nd St. to Appellate Courthouse High priority	\$1,658,542.00
Veterans Memorial Dr.	34 th to 26 th	\$400,000.00
Dewatering Refinance	Refinance Debt	\$750,000.00
TOTAL		\$4,806,201.00

Water Projects to be Completed Before Road Projects		
Projects	Description	Cost
27 th /28 th Street	Jones to Veterans	\$125,000
South 44th Street	Triple E to Steak n' Shake	\$450,000
TOTAL		\$575,000

FUTURE SANITARY SEWER MAIN PROJECTS (from Public Utility Capital Fund — all in Comprehensive Plan)								
	Location	Size In	Length LF	Unit Cost \$/ft	Est. Material Cost	Unit Cost \$/ft	Labor	Est. Contractor Cost
#1	Lift Station #1, 14 Force Main Replace (Optimist Park)	14	6,600	\$25.00	\$200,150.00	\$50.00	\$400,300.00	\$600,450.00
#2	43rd St. - Heritage Dr. to Mateer Dr.	10	1,900	\$25.00	\$47,500.00	\$50.00	\$95,000.00	\$142,500.00
#3	Wells Bypass to S. Davidson (east/west connector)	10	2,500	\$25.00	\$62,500.00	\$50.00	\$125,000.00	\$187,500.00

City Manager Neibert recommends committing to the engineering work on Broadway, Main Street and the Lift Station #1; move forward with the construction on Broadway and Main Street; and seek grant funding for the balance of the Lift Station #1 project. The City will finance the construction costs. Neibert recommended completing the work on the 27th/28th Street project with City employees.

General Corporate Capital Fund			
Starting Fund Balance	\$13,800,000.00		
Project	Expected Local Cost	Expected Total Cost	Remaining Fund Balance
42 nd Street	\$5,295,000.00	\$5,295,000.00	\$8,500,000.00

Priority Transportation Projects			
Street Project	Public Works Scope of Work	Expected Public Works Cost	Note Public Utilities Scope of Work
South 44 th Street	Improve street from Rt. 15 to dead end at Triple E	\$1,080,000.00	Replace water main *see water project list
South 27th Street	Improve street from Jamison to Veterans Mem. Dr.	\$1,375,776.00	Replace water main on 28th St.
North 27th Street	Improve street Richview Rd. to Old Union and east to Rt. 37	\$2,736,940.00	
Perkins widening	10th street to 12th street	\$300,000.00	
South 34th Street	Improve and Straighten street from Harlan Rd. to Veterans Mem. Dr.	\$1,400,000.00	
Airport Road	Improve street to Liebengood Rd.	\$399,500.00	
North 42 nd Street	Improve and widen street	\$5,000,000.00	
North 34 th St./ Central	Improve and widen street	\$1,130,000.00	
TOTAL		\$13,422,216.00	

The Council authorized City Manager Neibert to negotiate engineering agreements on all the projects on the Priority Transportation Projects (minus South 44th St.) and all projects on the Proposed Storm Water Improvement Projects.

Proposed Storm Water Improvement Projects July 2012		
NAME	DESCRIPTION	COST
Harlan Road Ditches	Improve drainage from Rt. 148 to Bville Road	\$45,000.00
Hoits Addition	Very poor drainage w/in subdivision. Need to look at design to improve	\$101,000.00
Brownsville Road	Improve drainage from Harlan Rd. to McDermotts Ditch	\$65,000.00
Bethel School Area	Establish better drainage along Bethel Rd.	\$69,000.00
Richview Rd./Columbia	Road water needs piped to 12th St. instead of relying on street flow	\$18,000.00
Liebengood	Install storm sewer from Airport Rd. to Ellis Drive	\$75,000.00
Potomac Ditch	Remove trees & vegetation from Potomac to RWL Lake	\$5,000.00
L&N Reservoir Lake	Install dewatering system to lower lake approx. 6" for regional detention	\$10,000.00
Alexander Wholesale	Old RR row needs cleaned of trees/vegetation	\$4,000.00
Alexander Wholesale #2	Old RR row needs cleaned of trees/vegetation from 22nd to 25th	\$8,000.00
Dawson Park Ditch	Increase storm water storage capacity	\$10,000.00
#23 Rushton Drive	Re-route storm pipe from under house	\$10,000.00

Neubauers Storm Sewer	Replace storm sewer. Existing pipes are separating causing sinkholes	\$15,000.00
27th Street @park	Install storm sewer from the Blueberry discharge point to Cherry St.	\$15,000.00
3rd & Opdyke / RR	Storm sewer needs investigated for collapse/blockage. Larger openings would help	\$17,000.00
Brownsville Road Creek	Clean creek from Bville Rd. Route 37 of down trees	\$20,000.00
Michels Fertilizer Ditch	Very poor drainage along Shawnee St. could be improved w/a new ditch across Michels F.	\$25,000.00
Regional Detention Basin #2	Create some regional detention in one of Mt. Vernon Drainage areas thru 15	\$25,000.00
Regional Detention Basin #3	Create some regional detention in one of Mt. Vernon Drainage areas 1 thru 15	\$25,000.00
Regional Detention Basin	3204 Cherry. Create detention just upstream of our Strawberry basin	\$25,000.00
Burns & Harrison St.	Poor neighborhood drainage. Need to look at design to improve. Install storm sewer	\$26,000.00
Mateer Road Drainage	Install necessary piping & perform grading for intended future road cross-section	\$35,000.00
14th & Westcott Drainage	Poor road ditch neighborhood drainage	\$40,000.00
26th Street	Poor road ditch drainage. Need to design storm sewer system as part of road project	\$60,000.00
19th & Perkins	Install new storm sewer from Perkins to Conger on 19th Street	\$12,000.00
2509 Casey	Re-route from under garage and install new storm sewer along Casey	\$20,000.00
Optimist Park	Re-grade existing ditches to create overall improved park drainage	\$10,000.00
Park Ave. (7th to RR)	Re-route storm sewer from private property and install along Park Ave	\$15,000.00
3205 Mulberry	Resolve drainage issue through private side yard	\$13,500.00
	TOTAL	\$680,000.00

Mayor Chesley asked City Manager Neibert to give the Council at its' next meeting an update on the Comprehensive Plan progress.

Council Member Wood recommended that Tourism Director Bonnie Jerdon reconvene the Bike Trail Committee of a few years ago, update the five or six year old report they previously compiled and present an assessment of recommended bike trails to the City Council and, in particular, how the bike trail will connect to the proposed Broadway Market (old Armory).

Council Member McEnaney asked City Manager Neibert to review the previous list of capital projects that was compiled by McEnaney and Neibert.

The Council ear-marked revenues and committed to projects on the Quality of Life & Economic Development Fund spreadsheet below. It is anticipated that the plans and recommendations from the studies and committees will be received shortly, and Council will proceed in bonding for the revenues to implement these projects.

Quality of Life & Economic Development Fund			
Starting Fund Balance	\$23,500,000.00		
Project	Expected Local Cost	Expected Total Cost	Remaining Fund Balance
Aquatic Center	\$6,000,000.00		\$17,500,000.00
Horace Mann	\$500,000.00		\$17,000,000.00
Veterans Bike Trail	\$180,000.00	\$550,000.00	\$16,820,000.00
Safe Routes to School	\$179,950.00	\$416,950.00	\$16,640,050.00
High School Infrastructure	\$2,400,000.00		\$14,240,050.00
Industrial Park	\$5,000,000.00		\$9,240,050.00
27th Street Sidewalk	\$200,000.00		\$9,040,050.00
Downtown Streetscape Phase 2	\$10,500.00		\$9,029,550.00
Housing Marketing Agreement	\$28,850.00		\$9,000,700.00
Dawson Park B-ball Crt. Replace.	\$105,000.00		\$8,895,700.00
Veterans Park W. Main Lot	\$101,500.00		\$8,794,200.00
Lincoln Park E. Lot	\$221,700.00		\$8,572,500.00
W. Picnic Shelter Replace.	\$45,000.00		\$8,527,500.00
Dawson Park Picnic Shelter	\$45,000.00		\$8,482,500.00
*Professional Services - Park	\$25,000.00		\$8,457,500.00
Sidewalk Repairs	\$300,000.00		\$8,187,500.00
Bike Trail – 27 th to 24 th	\$224,000.00		\$7,933,500.00
Demolition (\$50,000 per yr.)	\$250,000.00		\$7,683,500.00
Housing	\$1,000,000.00		\$6,683,500.00
Armory (at this time)	\$0.00		\$6,683,500.00
Economic Development Incentives	\$1,500,000.00		\$5,183,500.00
Additional Bike Trails	\$750,000.00		\$4,433,500.00
Branding	\$500,000.00		\$3,933,500.00
New Parks	\$750,000.00		\$3,183,500.00
City Hall Renovation	200,000.00		\$2,983,500.00
*Park design for Lincoln Park Add., Vacant Public Works property, Woodglen Park, Davidson Ave. Prop., Optimist/Rotary Park			

Motion by Council Member McEnaney to adjourn. Second by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk