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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, September 16, 2013
7:00 p.m.**

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, September 16, 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 a representative from the Jefferson Ministerial Association.

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 August 12, 2013 City Council Workshop Meeting, the August 19, 2013 City Council Meeting, the August 26, 2013 City Council Workshop Meeting and the September 3, 2013 City Council Meeting were presented to Council for any additions, deletions or corrections. **Council Member Wood made a motion to approve the Journals as presented. Seconded by Council Member Lash. 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 for an update on Item #7 DePew and Owen Builders - \$120,058.81 – work done on 9th Street Streetscape Project is expected to be completed by the end of September. Item #13 Found Design - \$21,675.53 – wayfinding analysis and design. Found Design is a subcontractor employed by Merje Design, the City's wayfinding consultant. Item #15 Gleeson Asphalt - \$100,342.27 – Casey Middle School shared use trail. This project will be complete very soon. Neibert will check on the installation of signs on the trail. Item #18 Henry, Meisenheimer & Gende - \$50,072.82 – 42nd Street Road Reconstruction (18,741.03) South 34th Street Veterans to Harlan (\$19,122.30); the City is still waiting on some right of way agreements to be signed and the project should be out for bid shortly; Neibert noted that he is optimistic that the agreements will be signed very soon; North 27th Street and Old Union (\$3,227.10) Life Station 14 Force Main Replacement (\$8,140.91) and Veterans and Davidson Roadway Extension (\$841.48). Item #22 Jax Asphalt - \$85,175.05 – repaving basketball

court at Dawson Park (\$7,250.00) Rock, Oil and Asphalt for MFT funded projects (\$77,925.05). Neibert noted that the paving is about 90% completed. Item #33 Round Table - \$2,600.00 – 27th Street sidewalk project. There are still four right of way easements to be finalized.

Council Member McEnaney made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,349,915.59. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

BIDS & QUOTES

No bids and quotes to be presented.

CITY MANAGER

City Manager Neibert presented for Council's consideration approval of the Preliminary and Final Plat for subdivision approval for South 42nd Street and Broadway – Mt. Vernon Associates, LLC. This property is commonly known as Times Square Mall. The subdivision was reviewed, unanimously approved and recommended by the Zoning and Planning Commission. There was no opposition to the project.

Lee F. Pearson, of Pinetree Commercial Realty, LLC and representing Mt. Vernon Associates LLC, informed the Council that new signage, a new facade, landscaping and a new building in place of the building where Times Square Liquor West is currently located is planned. According to Mr. Pearson the changes are to keep the mall updated and a viable retail location.

Kent Nurnberger, Project Engineer of Grimes Consulting, Inc., St. Louis, MO, and Jeff Kaiser of TRI Architects of St. Louis explained the improvements will be to the main entries, including a widening of the entry at Wendy's to allow better control of the traffic flow to the drive-through areas. In addition, landscape islands will be placed throughout the parking areas to allow for traffic control and reduce the possibility of accidents. The three new store fronts will be created along with exterior entries on the west end of the mall. Modern signage will be included. The existing Times Square Liquors building will be demolished and a new building — which can accommodate several retailers — will be built.

Pearson said the estimated cost of the renovations is at \$11.5 million and residents should start to see relocation of shops at Times Square Mall in preparation for the renovations within the next two weeks.

Council Member Piper made a motion to approve the Preliminary and Final Plat for Subdivision approval for S. 42nd Street and Broadway – Mt. Vernon Associates, LLC. Council Member Lash Seconded. Yeas; Lash McEnaney, Piper, Wood and Chesley.

City Manager Neibert requested permission to close Jamison from 27th Street to 34th Street to Water Tower Place to the Round About on November 9, 2013 from 9:00 a.m. to 11:00 a.m. for Every Mile is a Memory 5K Color Run. Mariah Minor appeared on behalf of the event host, Mt. Vernon Health Care Center, #5 Doctors Park Rd. Neibert noted that Jamison Street will not be completely closed. A police escort will lead the runners as well as follow at the end of the race.

Council Member Wood made a motion to close Jamison from 27th Street to 34th Street to Water Tower Place to the Round About on November 9, 2013 from 9:00 a.m. to 11:00 a.m. for Every Mile is a Memory 5K Color Run. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert requested permission to close Jordan Street from N. 7th Street to N. 8th Street on October 5, 2013 and November 2, 2013 from 4:00 a.m. to 4:00 p.m. for Market Day at the old Armory Building grounds.

Market Day is a great success and has spread across Jordan Street to the high school grounds. To ensure the safety of everyone, organizers are requesting the road closure.

Council Member Piper made a motion to close Jordan Street from N. 7th Street to N. 8th Street on October 5, 2013 and November 2, 2013 from 4:00 a.m. to 4:00 p.m. for market Day at the old Armory Building Grounds. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Manager Neibert requested authorization to Seek Bids for a New Roof at the Armory. The existing roof will be removed, a small portion of the decking will be replaced, and a 20-year guaranteed PVC membrane roof will be installed. It is anticipated that bids can be approved at the October 7th City Council Meeting.

Council Member Piper made a motion to authorize the Seeking of Bids for a New Roof at the Armory. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

PRESENTATION OF FY 2012-2013 AUDIT REPORT

City Manager Neibert introduced Greg Charlton of Krehbiel & Associates to present the FY 2012-2013 Audit Report. According to Mr. Charlton the City has again received an unqualified Audit Opinion with no findings which is the best that can be achieved. There are three Audit reports found in the Report; on pages 1 & 2 is the Independent Auditors Report, pages 86 & 87 is the report on compliance and internal control in accordance with governmental auditing standards and pages 88 & 89 is the Report on compliance required by OMB Circular A-133.

The Public Utilities Fund had an income of \$266,528. Included in that amount is \$1,037,141 of depreciation on capital assets leaving \$1,303,669 of income before depreciation expense. Net cash decreased by \$1,097,033 which is comprised of multiple items such as the purchase of fixed assets (bond proceeds from 4/30/12 and 4/30/13 were used), and payments on loans. Operating and non-operating revenues helped to offset some of the expenditures. See page 100 through 103 of the audit report. The Public Utilities Fund had a loss of (\$586,117). Of that amount, (\$952,100) is depreciation on capital assets leaving \$365,987. Net cash decreased by \$288,743 which was mainly due to capital asset purchases. These amounts include both the operating and capital revenues and expenditures of the fund.

The Sanitation Fund has a net income of \$25,367, there was no depreciation included in this amount. Net cash decreased by (\$31,698). See pages 104-106 of the audit report. The Sanitation Fund had a net income of \$49,214.

TIF Downtown Fund provided \$180,403 worth of improvements to the downtown area during fiscal year 4/30/13. TIF Downtown Fund provided \$394,222 worth of improvements to the downtown area in fiscal year 4/30/12. The Rt. 15, I57 TIF and the Industrial Park TIF should provide needed improvements to their designated areas as TIF receipts increase.

The Health Insurance fund showed a decrease in net assets of \$41,810 this year and an increase of \$189,689 1st year- 4/30/12. Medical claims were more than expected. The funds accumulated by the Health Insurance Fund in past years can be used to offset future healthcare costs. The Health Insurance fund was established in January of 2008 in order to help the City control the cost of health care benefits for its' employees. The Health Insurance fund is working as it should by saving the city money over the last 5 years.

The city issued \$35,555,000 in General Obligation Bonds during the year. These bonds were recorded as follows: \$3,444,959 in the Public Utilities fund, \$19,629,027 in the Quality of Life fund and \$12,481,014 in the General Corporate Capital fund. The Quality of Life fund was new for the year ended 4/30/13. It was created to account for funds related to General Obligation Bonds and the 1/2% home rule tax revenues that were recorded in this

fund. The General Corporate Capital fund was also new for the year ended 4/30/13. It was created to account for funds related to General Obligation Bonds and other restricted revenues that were recorded in this fund.

The Police Pension Fund investments experienced an increase in market value of \$716,034 for the year ending 4/30/13. During the year ended 4/30/12, the Police Pension Fund investments experienced an increase in market value of \$18,043.

The Firefighters Pension Fund investments experienced an increase in market value of \$957,592 for the year ending 4/30/13. During the year ended 4/30/12, the Firefighters Pension Fund investments experienced a decrease in market value of \$328,317. Mr. Charlton acknowledged everyone's concern about the growing amount of unfunded pension benefit obligation for the City. The issue has been discussed with the Mayor and Council. It is understood that a State legislative plan is necessary to address this issue.

The Council agreed to schedule a workshop regarding this audit so that they are given the opportunity to review and digest the audit. Mr. Charlton may be invited to attend that workshop to answer questions from Council.

CITY ATTORNEY

City Attorney Leggans presented for Council's consideration a First Reading on Ordinance Rezoning Property located at 1801 S. 10th Street from the Zoning Classification I-1 to B-2. The Petitioning Party is Martin & Bayley, Inc. Darren Helms of Landmark Surveying Co., Inc. appeared on behalf of Martin & Bayley. The request for rezoning is in preparation for expansion of the existing Huck's Store at the corner of 10th Street and Veterans. Council agreed to take formal action on this rezoning at their workshop meeting on Monday, September 23, 2013 at 3:00 p.m. at City Hall. **FIRST READ ONLY.**

City Attorney Leggans presented for Council's consideration the Resolution Approving the Strategic Housing Program Agreement with Zanola regarding Phase Two Marketing and Contract for Services. This agreement was thoroughly discussed at a Council Workshop Meeting held on August 26, 2013.

Council Member Wood made a motion to approve the Resolution Approving the Strategic Housing Program Agreement with Zanola regarding Phase Two Marketing and Contract for Services. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration the Resolution Approving a Planned Development within B-PL Zoning District for the Times Square Mall, 3917 Broadway, Re-Development including revisions to the site development, thoroughfare, parking, utilities, landscaping, building location, drainage, lighting and signage. Lee Pearson of Pinetree Commercial Realty, and Jeff Kaiser of TRI Architects, appeared on behalf of the mall owner, Sansone Group, to discuss the re-development and displayed several photo boards for the Council's review. Times Square Liquor West will be demolished and replaced with a new modern building containing space for new retail stores. A master signage site plan is included in the redevelopment of the property. The signage plan conforms to the City's current and proposed sign ordinances. The project has been approved by the Zoning and Planning Commission. Hobby Lobby is expected to begin their \$2 million building renovation on February 1, 2014. The complete mall renovation will cost approximately \$11.5 million and finish in April or May, 2014.

Council Member McEnaney made a motion to approve the Resolution Approving a Planned Development within B-PL Zoning District for the Times Square Mall Redevelopment. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

City Attorney Leggans presented for Council's consideration a Resolution Approving a License Agreement with Evansville Western Railway which allows the City to access the railroad's property to make improvements for the Cedarhurst/Casey bike trail on 20th Street.

Council Member Wood made a motion to approve the Resolution Approving a License Agreement with Evansville Western Railway. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

Council Member David Wood left the meeting at 8:21 p.m.

MAYOR

PROCLAMATION

WHEREAS, the City of Mt. Vernon holds the health and safety of its teenagers and adults as a chief concern; and

WHEREAS, through ItCanWait.com, Facebook, text-to-pledge, tweet-to-pledge and events, more than 1.8 million people have committed to never text and drive; and

WHEREAS, 98 percent of American commuters know sending a text or email while driving is not safe; and

WHEREAS, nearly 50 percent of commuters text while behind the wheel; and

WHEREAS, more than 40 percent of commuters who text while driving reported the activity as being a habit; and

WHEREAS, a Virginia Tech study showed those who send text messages while driving are 23 times more likely to crash; and

WHEREAS, a driver that sends a text message while driving not only jeopardizes his or her safety, but also the safety of passengers, pedestrians, and other drivers.

NOW, THEREFORE, I, Mary Jane Chesley, Mayor of the City of Mt. Vernon, Illinois, do hereby proclaim September 19, 2013 "Drive 4 Pledges Day" in the City of Mt. Vernon and urge all departments of government, civic, fraternal and patriotic groups, and all citizens to participate wholeheartedly in its observance.

Mayor Mary Jane Chesley

CITY COUNCIL

Council Member Lash announced that he will be the master of ceremony at the Senior Saints dinner on Saturday, October 5, 2013.

Council Member Lash asked everyone to pray for those affected by the tragic shootings at the Washington, D.C. Navel Base.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No visitors addressed the Council.

EXECUTIVE SESSION

No Executive Session.

ADJOURNMENT

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

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk