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**City of Mt. Vernon, Illinois
City Council Workshop Meeting
Monday, September 23, 2013**

MINUTES

The Mt. Vernon City Council held a City Council Workshop Meeting on Monday, September 23, 2013 at 3:00 p.m. at the City Hall, 1100 Main Street, old Council Chambers, Mt. Vernon, IL.

ROLL CALL

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

BID RESULTS FOR AIRPORT ROAD

City Manager Ron Neibert reported that five bids were received and opened for the Airport Road Street Improvements project. The bids were as follows:

Rooters American Maintenance, Inc.	\$380,278.82
E.T. Simonds Construction Co.	\$402,518.03
Moniger Excavating Co. Inc.	\$440,989.35
Kieffer Bros. Construction Co., Inc.	\$461,015.00
Guinzy Construction, Inc.	\$485,324.62

The Engineer's estimate was \$459,323.51. Rooters American Maintenance, Inc. of Beckemeyer, IL submitted the low bid of \$380,787.82 which is about \$79,000.00 below the estimate. Neibert recommended the contract be awarded to Rooters American Maintenance, Inc.

Council Member Lash made a motion to accept the low bid from Rooters American Maintenance, Inc. in the amount of \$380,278.82. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

REZONING FOR MARTIN & BAYLEY

The Second Reading on an Ordinance Rezoning Property located at 1801 S. 10th Street from the Zoning Classification I-1 to B-2 was held. The Petitioning Party is Martin & Bayley. No further discussion was held.

Council Member Wood made a motion to approve Ordinance No. 2013-30 Rezoning Property located at 1801 S. 10th Street from the Zoning Classification I-1 to B-2. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

CAPITAL PROJECTS REVIEW & PLANNING SESSION

GENERAL CORPORATE CAPITAL PROJECTS FUND 2012 PROJECTS

		BUDGETED	ACTUAL	BALANCE
1	North 42nd Street (Victoria to Richview)	\$5,295,000.00	\$5,000,000.00	\$295,000.00
2	South 34th Street (Veterans to Harlan)	\$1,400,000.00	\$2,300,000.00	\$(900,000.00)
3	Perkins Ave. Widening (10th to 12th)	\$300,000.00	\$500,000.00	\$(200,000.00)
4	Airport Road	\$399,500.00	\$381,000.00	\$18,500.00
5	North 27th Street/Old Union Road (Richview to Rt. 37)	\$2,736,940.00	\$3,300,000.00	\$(563,060.00)
6	South 27th Street (Jamison To Veterans)	\$1,375,776.00	\$1,500,000.00	\$(124,224.00)
7	North 34th/Central east to N 32nd)	\$1,130,000.00	\$1,150,000.00	\$(20,000.00)

POSSIBLE PROJECT ADJUSTMENTS				
PROJECT	SAVINGS			
North 34 th /Central east to N 32 nd	\$1,150,000.00			
North 27 th Street/Old Union Road	\$ 760,000.00			
TOTAL	\$1,910,000.00			\$1,910,000.00
ADD-INS		COST		
Wilshire sidewalk to complete walking/biking loop w N. 27 th St.	\$175,000.00			
South 42 nd sidewalk (Broadway-Veterans)	\$275,000.00			
TOTAL	\$450,000.00			\$450,000.00
ADJUSTED FUND BALANCE				\$(33,784.00)
TOTALS		\$12,637,216.00	\$14,131,000.00	\$(1,493,784.00)

Because of money restraints, it is not possible to extend the walk/bike trail from Wilshire east to Rt. 37. As a compromise Neibert proposed to place a five foot wide sidewalk on the west side of Wilshire that will complete the loop. Council Member McEnaney expressed his desire to have sidewalk replaced on Richview Road from 12th Street to 24th or 27th Street. City Engineer Brad Ruble estimated that the sidewalk would cost approximately \$130,000.00 leaving a shortfall of \$(163,784.00) in the general corporate capital fund.

QUALITY OF LIFE/ECONOMIC DEVELOPMENT PROJECTS

	BUDGET	ACTUAL	BALANCE
Aquatics Facility	\$6,000,000.00	\$6,000,000.00	
Horace Mann Demolition	\$426,110.00	\$426,110.00	
Safe Routes to School Sidewalk (Jamison Subdivision)	\$112,469.00	\$112,469.00	
Industrial Park Land	\$1,250,000.00	\$1,250,000.00	
Industrial Park Infrastructure	\$3,132,200.00	\$3,132,200.00	
Veterans Shared Use Trail (ITEP grant of \$370,140)	\$180,000.00	\$180,000.00	
High School Infrastructure, including water and sewer lines	\$2,400,000.00	\$2,400,000.00	
North 27th Street Sidewalk - Broadway to Richview Road	\$200,000.00	\$215,000.00	\$(15,000.00)
Dawson Park Basketball Court Replacement	\$105,000.00	\$105,000.00	

Veterans Park West Main Lot	\$101,500.00	\$101,500.00	
Lincoln Park East Lot	\$221,700.00	\$221,700.00	
West Picnic Shelter Replacement	\$45,000.00	\$45,000.00	
Dawson Park Picnic Shelter	\$45,000.00	\$45,000.00	
Various Park Professional Services	\$25,000.00	\$25,000.00	
Downtown Streetscape 2	\$10,500.00	\$53,769.00	\$(43,269.00)
Sidewalk Replacements	\$300,000.00	\$300,000.00	
Bike Trail 24th to 27th Richview Rd	\$170,000.00	\$170,000.00	
Housing Incentives & Housing Marketing Study Phase I	\$1,000,000.00	\$1,000,000.00	
Demolition	\$250,000.00	\$250,000.00	
Economic Development	\$1,000,000.00	\$1,000,000.00	
Bike Trails (Cedarhurst/Richview)	\$750,000.00	\$778,000.00	\$(28,000.00)
Branding Implementation (includes wayfinding)	\$500,000.00	\$500,000.00	
Parks Improvements	\$750,000.00	\$750,000.00	
City Hall Repairs (bathroom, awning, parking lot, etc.)	\$200,000.00	\$200,000.00	
Armory Improvements	\$700,000.00	\$700,000.00	
TOTALS	\$19,874,479.00	\$19,960,748.00	\$(86,269.00)
POSSIBLE PROJECT ADJUSTMENTS			
PROJECT	SAVINGS		
Housing Incentives	\$900,000.00		
Economic Development	\$1,000,000.00		
TOTALS	\$1,900,000.00		\$1,900,000.00
ADD-INS	COST		
Granada Streetscape – Main St. to Harrison	\$100,000.00		
YMCA Infrastructure – asphalt roadway & waterline	\$450,000.00		
42nd Street Traffic Signal	\$225,000.00		
34th Street east/west access road – hospital property	\$500,000.00		
TOTALS	\$1,275,000.00		\$1,275,000.00
ADJUSTED FUND BALANCE	\$538,731.00		\$538,731.00

Joe Zanola doesn't believe that housing incentives are necessary because of the strong housing market in Mt. Vernon and TIF funds. Neibert recommended cutting \$900,000.00 from housing incentives except \$100,000.00 needed for the Housing program.

The bond funds are limited to build infrastructure in support of an economic development project. Neibert reminded the Council there is \$1.1 million in the revolving loan fund that can be used for infrastructure in support of economic development. Neibert recommended eliminating \$1 million from the bond funds as well as the \$900,000.00, leaving a balance of \$538,731.00 to complete other quality of life projects. City Engineer Brad Ruble estimated that the Richview Road sidewalk previously discussed would cost approximately \$130,000.00. Neibert noted that the shortfall of \$(163,784.00) in the general corporate capital fund could be transferred and subtracted from the Quality of Life fund.

The 9th Street Streetscape on the west side of 9th Street between the Register News alley and Jordan Street is not included in the present project because of the lack of more grant funds. If the Council

wishes to have the west side of 9th Street completed with streetscape then it is possible to submit a change order to the contractor, DePew & Owen Builders, Inc.

It is possible that the City can be reimbursed for construction costs by unallocated TIF funds. A Council resolution is necessary to allow TIF reimbursement.

Council instructed Neibert to draft a resolution regarding the YMCA infrastructure to be provided by the City. The resolution will contain language that the City has reserved \$400,000.00 to construct a roadway, the type of roadway to be constructed, \$50,000.00 for installation of a water line with an expected completion date in 2015-16, and request a timeline from YMCA. This will allow \$400,000.00 to be added to current funds because the roadway will be paid out of future funds. The water line will support Klein Field, future restrooms constructed in the park, and future development on Harlan Road.

According to City Engineer Ruble, it is possible that the 42nd Street traffic construction could begin early next year. The City will apply for a grant from IDOT for half of the construction cost.

Council Member Wood made an omnibus motion to amend the Capital Projects Fund list as follows: postpone the North 34th/Central east to North 32nd; modify the North 27th Street/Old Union Road (Richview to Rt. 37) by postponing Wilshire to Rt. 37 leg; add sidewalk on Wilshire from Old Union Road to Richview; add sidewalk on South 42nd Street from Broadway to Veterans; and sidewalk from Richview Road from 12th Street to 24th Street. The Capital Projects Fund would have a negative fund balance of \$(163,784.00). In the Quality of Life/Economic Development Fund the housing incentives would be reduced from \$1 million to \$100,000.00; reduce the economic development to \$0.00; add the three sidewalk projects previously listed in this motion; earmark \$450,000.00 for YMCA infrastructure; \$225,000.00 for 42nd Street traffic signals; \$500,000.00 for the 34th Street east/west access road (hospital); and add streetscape phase II addition for \$200,000.00 for the Granada Streetscape and the west side 9th Street Streetscape from south of the alley to Jordan Street. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.

EXECUTIVE SESSION

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

The time is 4:10 p.m.

ADJOURNMENT

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

The meeting adjourned at 4:47 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk