

*Jerilee Hopkins*  
City Clerk



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**City of Mt. Vernon, Illinois  
City Council Special Meeting  
Wednesday, October 15, 2014**

**MINUTES**

The Mt. Vernon City Council held a Special Meeting on Wednesday, October 15, 2014 at 3:00 p.m. at the City Hall, 1100 Main Street, Mt. Vernon, IL.

**ROLL CALL**

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

**ECONOMIC DEVELOPMENT/TARP GRANT AGREEMENT**

City Manager Ron Neibert presented for Council's consideration a Resolution authorizing execution of the Economic Development/TARP Grant Agreement with the Illinois Department of Transportation. This agreement is a supplemental grant to construct roadways into the new industrial park. IDOT will reimburse the City for eligible Economic Development program construction costs and engineering costs of the project subject to a maximum of \$1,285,602.00. There is \$85,000.00 to be applied solely to construction costs through the TARP (Truck Access Road Program). The total of the grant is \$1.37 million.

**Council Member McEnaney made a motion to approve the Resolution authorizing execution of the Economic Development/TARP Grant Agreement with the Illinois Department of Transportation. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**REAL ESTATE PURCHASE AGREEMENTS  
NEW INDUSTRIAL PARK**

Neibert presented for Council's consideration a Resolution authorizing execution of Real Estate Purchase Agreements with RF & CG, LLC and Brian Grothwahl. The City's obligation to purchase is contingent upon acquisition by a tax exempt Like-Kind Exchange of approximately 100 acres in Jefferson County, Illinois, for the new industrial park from Barnard Farms, LLC and BHM Farms, LLC for two parcels of property in Shelby County, Illinois, totaling 120 acres. The cost of the land is \$1.5 million with \$250,000.00 amortized over five years totaling \$1.75 million.

**Council Member Wood made a motion to approve the Resolution authorizing execution of the Real Estate Purchase Agreements with RF & CG, LLC and Brian Grothwahl. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

### FIRST QUARTER BUDGET REVIEW

Neibert noted that the he is very pleased with the increase in revenues in the GENERAL CORPORATE FUND for this quarter. The reopening of Interstate 57 after reconstruction made for easier access to shopping areas, and it is apparent that travelers are exiting here to use the services available.

Actual revenues have decreased in the PUBLIC UTILITIES FUND caused by the reduction in water usage. Expenditures are up and attributed to most of the work performed by the Public Utilities Department being completed in the first quarter of the fiscal year. This pattern is typical for this quarter.

CITY OF MT. VERNON, ILLINOIS 1ST QUARTER BUDGET REVIEW AS OF JULY 31, 2014				
Description	General Corporate Fund	Comments	Public Utilities Fund	Comments
Operating Cash Balance @ 4/30/14	\$ 3,002,290		\$ 242,385	
Operating Cash Balance @ 7/31/14	\$ 2,966,844	Extra payroll in May lowered cash by \$150,000	\$ 150,773	Extra payroll in May lowered cash by \$20,000
Operating Working Fund Balance @ 4/30/14	\$ 3,804,556	2014-15 Budget projected balance to be \$3,568,290	\$ 466,167	2014-15 Budget projected balance to be \$484,546
Operating Working Fund Balance @ 7/31/14	\$ 3,619,321		\$ 416,212	
Actual Revenues as % of Budget	26.5%		24.2%	
Actual Expenditures as % of Budget	24.9%		25.3%	
Originally Budgeted Operating Surplus(Deficit) FY 2014-2015	\$ (630,438)	Operating deficit \$(630,438) + transfer to Capital Projects Fund \$(339,362) + transfer to Sanitation Fund \$(91,400) = \$(1,061,200) Total Operating Deficit	\$ 44,287	
Actual Operating Surplus (Deficit) after 1st quarter	\$ (77,544)	Not including \$107,691 Transfers to Other Funds (25%)	\$ (49,955)	

The increase in the 1% SALES TAX receipts over the previous year-to-date is 5.2% and 5.9% over the current year-to-date budget. The 5.2% increase represents about \$90,000.00 and a \$9 million increase in retail sales in the City. The 5.9% increase over budget represents about \$100,000.00.

**CITY OF MT. VERNON, IL**  
**MULTI-YEAR COMPARISON OF 1% SALES TAX** (including automobile sales)

LIABILITY MONTH	MONTH RECEIVED	FY 2007-2008	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	MONTHLY PERCENTAGE COMPARISON OF MOST RECENT YR TO PREVIOUS YEAR
APRIL	JULY	\$438,632.50	\$407,794.29	\$418,967.94	\$403,299.10	\$438,054.71	\$413,345.85	\$417,313.89	\$446,544.55	7.0%
MAY	AUGUST	\$437,823.02	\$417,753.35	\$428,603.92	\$434,046.32	\$425,073.52	\$462,490.66	\$451,599.76	\$462,605.32	2.4%
JUNE	SEPTEMBER	\$438,349.79	\$437,964.93	\$435,429.82	\$473,792.37	\$471,145.49	\$450,682.91	\$449,115.95	\$471,678.09	5.0%
JULY	OCTOBER	\$415,210.14	\$408,698.43	\$400,426.58	\$433,021.47	\$475,730.14	\$431,115.53	\$439,482.29	\$468,015.09	6.5%
AUGUST	NOVEMBER	\$391,587.50	\$400,432.01	\$406,111.58	\$422,792.11	\$440,940.37	\$431,643.75	\$427,230.95	\$0.00	-100.0%
SEPTEMBER	DECEMBER	\$404,666.14	\$417,077.49	\$390,092.87	\$422,938.76	\$430,482.03	\$424,995.71	\$423,086.66	\$0.00	-100.0%
OCTOBER	JANUARY	\$365,561.57	\$361,403.50	\$392,603.66	\$403,217.32	\$423,053.79	\$403,469.31	\$411,730.30	\$0.00	-100.0%
NOVEMBER	FEBRUARY	\$394,892.50	\$379,219.69	\$391,284.53	\$388,891.92	\$482,427.64	\$434,126.45	\$429,370.49	\$0.00	-100.0%
DECEMBER	MARCH	\$481,086.33	\$473,037.77	\$521,162.57	\$528,918.62	\$578,423.02	\$527,102.34	\$516,248.25	\$0.00	-100.0%
JANUARY	APRIL	\$356,690.15	\$328,298.84	\$360,605.42	\$367,556.57	\$402,637.47	\$393,061.21	\$376,020.98	\$0.00	-100.0%
FEBRUARY	MAY	\$349,526.38	\$351,788.39	\$389,515.00	\$408,084.47	\$432,826.88	\$391,809.94	\$409,135.29	\$0.00	-100.0%
MARCH	JUNE	\$419,798.42	\$396,569.80	\$415,972.00	\$444,939.91	\$486,526.94	\$431,162.08	\$460,339.39	\$0.00	-100.0%
<b>ANNUAL TOTALS</b>		<b>\$4,893,824.44</b>	<b>\$4,780,038.49</b>	<b>\$4,950,775.89</b>	<b>\$5,131,498.94</b>	<b>\$5,487,322.00</b>	<b>\$5,195,005.74</b>	<b>\$5,210,674.20</b>	<b>\$1,848,843.05</b>	
% INCREASE/(DECREASE) OVER PREVIOUS YEAR			-2.3%	3.6%	3.7%	6.9%	-5.3%	0.3%		
YEAR-TO-DATE AMOUNTS								\$1,757,511.89	\$1,848,843.05	
% INCREASE/(DECREASE) OVER PREVIOUS YEAR-TO-DATE									5.2%	
% INCREASE/(DECREASE) OVER CURRENT YEAR-TO-DATE BUDGET										5.9%

The increase in the 1% HOME RULE SALES TAX receipts over the previous year-to-date is 2.7% and 3.4% over the current year-to-date budget. The 2.7% increase represents about \$33,000.00 and a \$3.3 million increase in retail sales in the City. The 3.4% increase over budget represents about \$42,000.00.

**CITY OF MT. VERNON, IL  
 MULTI-YEAR COMPARISON OF 1% HOME RULE SALES TAX**

*General Corporate Operating*

LIABILITY MONTH	MONTH RECEIVED	FY 2007-2008	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	MONTHLY PERCENTAGE COMPARISON OF MOST RECENT YR TO PREVIOUS YEAR
APRIL	JULY	\$297,066.70	\$275,753.11	\$266,099.80	\$301,146.94	\$315,948.25	\$301,330.71	\$290,518.85	\$303,214.02	4.4%
MAY	AUGUST	\$312,168.52	\$296,874.22	\$297,474.87	\$302,600.21	\$313,862.01	\$320,847.45	\$316,153.60	\$318,543.12	0.8%
JUNE	SEPTEMBER	\$295,592.70	\$314,824.22	\$309,316.91	\$318,679.07	\$330,904.19	\$321,667.13	\$317,664.36	\$327,368.99	3.1%
JULY	OCTOBER	\$278,212.22	\$287,489.38	\$277,586.84	\$303,422.24	\$313,659.63	\$294,773.90	\$299,893.82	\$308,231.89	2.8%
AUGUST	NOVEMBER	\$268,153.24	\$270,784.81	\$279,518.79	\$297,739.31	\$309,213.30	\$301,317.68	\$292,853.90	\$0.00	-100.0%
SEPTEMBER	DECEMBER	\$278,745.89	\$284,427.11	\$279,605.67	\$316,875.03	\$302,637.83	\$306,524.18	\$295,054.52	\$0.00	-100.0%
OCTOBER	JANUARY	\$254,649.67	\$258,565.22	\$293,164.49	\$272,788.62	\$296,529.37	\$280,437.17	\$281,033.82	\$0.00	-100.0%
NOVEMBER	FEBRUARY	\$284,400.15	\$261,073.92	\$283,192.14	\$297,492.65	\$306,433.22	\$305,744.52	\$302,881.22	\$0.00	-100.0%
DECEMBER	MARCH	\$341,627.86	\$335,098.58	\$386,348.58	\$379,094.14	\$414,084.63	\$376,032.51	\$359,300.40	\$0.00	-100.0%
JANUARY	APRIL	\$236,642.22	\$215,207.54	\$245,779.54	\$244,906.39	\$275,478.80	\$260,799.71	\$259,218.08	\$0.00	-100.0%
FEBRUARY	MAY	\$235,609.28	\$227,547.61	\$269,925.78	\$261,457.66	\$297,324.87	\$270,192.20	\$269,820.24	\$0.00	-100.0%
MARCH	JUNE	\$287,445.05	\$281,697.64	\$309,470.36	\$321,441.71	\$341,993.90	\$308,803.26	\$317,723.46	\$0.00	-100.0%
<b>ANNUAL TOTALS</b>		<u>\$3,370,253.50</u>	<u>\$3,309,343.36</u>	<u>\$3,497,483.77</u>	<u>\$3,617,643.97</u>	<u>\$3,818,070.00</u>	<u>\$3,648,470.42</u>	<u>\$3,602,116.27</u>	<u>\$1,257,358.02</u>	
% INCREASE/(DECREASE) OVER PREVIOUS YEAR			-1.8%	5.7%	3.4%	5.5%	-4.4%	-1.3%		
YEAR-TO-DATE AMOUNTS								<u>\$1,224,230.63</u>	<u>\$1,257,358.02</u>	
% INCREASE/(DECREASE) OVER PREVIOUS YEAR-TO-DATE										2.7%
% INCREASE/(DECREASE) OVER CURRENT YEAR-TO-DATE BUDGET										3.4%

The increase in the STATE INCOME TAX receipts over the previous year-to-date is 0.5% and a decrease of -2.5% under the current year-to-date budget. These percentages are calculated on the State's economy and not on Jefferson County's or the City's economy.

**CITY OF MT. VERNON, IL  
 MULTI-YEAR COMPARISON OF STATE INCOME TAX**

LIABILITY MONTH	MONTH NORMALLY RECEIVED	FY 2007-2008	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	MONTHLY PERCENTAGE COMPARISON OF MOST RECENT YR TO PREVIOUS YEAR
MAY	JUNE	\$135,791.44	\$132,441.18	\$105,801.91	\$85,731.11	\$91,194.53	\$100,923.46	\$88,556.52	\$86,004.56	-2.9%
JUNE	JULY	\$134,455.49	\$146,614.36	\$115,195.26	\$120,486.27	\$118,137.36	\$129,600.09	\$135,629.35	\$142,340.26	4.9%
JULY	AUGUST	\$80,706.45	\$85,489.27	\$78,414.98	\$78,991.23	\$81,274.76	\$81,325.49	\$84,266.52	\$83,035.22	-1.5%
AUGUST	SEPTEMBER	\$82,786.63	\$82,191.89	\$74,873.29	\$81,008.07	\$78,230.17	\$80,668.15	\$82,208.52	\$81,199.62	-1.2%
SEPTEMBER	OCTOBER	\$141,043.05	\$146,184.36	\$115,377.48	\$117,736.10	\$124,252.62	\$127,018.33	\$143,426.11	\$0.00	-100.0%
OCTOBER	NOVEMBER	\$90,655.69	\$91,299.79	\$86,929.99	\$88,606.87	\$79,131.47	\$95,975.85	\$94,960.68	\$0.00	-100.0%
NOVEMBER	DECEMBER	\$82,614.41	\$71,115.00	\$68,332.20	\$97,994.34	\$74,505.64	\$79,205.29	\$75,796.33	\$0.00	-100.0%
DECEMBER	JANUARY	\$121,894.77	\$120,088.84	\$120,113.55	\$111,720.59	\$110,695.55	\$122,776.91	\$140,362.22	\$0.00	-100.0%
JANUARY	FEBRUARY	\$180,126.77	\$150,993.48	\$127,300.04	\$138,061.74	\$127,626.00	\$144,932.41	\$148,960.15	\$0.00	-100.0%
FEBRUARY	MARCH	\$96,167.28	\$81,833.38	\$78,769.09	\$68,859.84	\$85,146.93	\$81,268.69	\$85,079.83	\$0.00	-100.0%
MARCH	APRIL	\$138,804.26	\$126,335.83	\$122,886.82	\$118,461.84	\$132,205.69	\$141,117.32	\$148,780.08	\$0.00	-100.0%
APRIL	MAY	\$247,759.51	\$198,151.03	\$160,781.69	\$151,351.48	\$191,959.11	\$260,658.72	\$230,903.16	\$0.00	-100.0%
<b>ANNUAL TOTALS</b>		<b>\$1,532,805.75</b>	<b>\$1,432,738.41</b>	<b>\$1,254,776.30</b>	<b>\$1,259,009.48</b>	<b>\$1,294,359.83</b>	<b>\$1,445,470.71</b>	<b>\$1,458,929.47</b>	<b>\$392,579.66</b>	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR</b>			<b>-6.5%</b>	<b>-12.4%</b>	<b>0.3%</b>	<b>2.8%</b>	<b>11.7%</b>	<b>0.9%</b>		
<b>YEAR-TO-DATE AMOUNTS</b>								<b>\$390,660.91</b>	<b>\$392,579.66</b>	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR-TO-DATE</b>									<b>0.5%</b>	
<b>% INCREASE/(DECREASE) OVER CURRENT YEAR-TO-DATE BUDGET</b>									<b>-2.5%</b>	

The increase in the 1% FOOD & BEVERAGE TAX receipts over the previous year-to-date is 5.8% and 6.6% over the current year-to-date budget. The 5.8% increase represents about \$13,000.00.

**CITY OF MT. VERNON, IL  
 MULTI-YEAR COMPARISON OF 1% FOOD & BEVERAGE TAX**

LIABILITY MONTH	MONTH RECEIVED	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	MONTHLY PERCENTAGE COMPARISON OF MOST RECENT YR TO PREVIOUS YEAR
MAY	JUNE	\$0.00	\$52,173.48	\$51,984.89	\$53,431.26	\$55,941.74	\$55,016.59	\$59,427.66	8.0%
JUNE	JULY	\$0.00	\$52,587.38	\$53,553.00	\$55,311.76	\$57,007.91	\$55,739.07	\$58,195.15	4.4%
JULY	AUGUST	\$0.00	\$53,740.05	\$56,331.70	\$56,952.71	\$58,535.21	\$56,476.53	\$60,014.23	6.3%
AUGUST	SEPTEMBER	\$0.00	\$49,786.13	\$51,913.22	\$51,639.74	\$53,341.64	\$53,583.57	\$55,962.66	4.4%
SEPTEMBER	OCTOBER	\$44,937.33	\$47,965.69	\$49,855.08	\$50,904.20	\$51,409.11	\$50,894.92	\$0.00	-100.0%
OCTOBER	NOVEMBER	\$47,160.70	\$47,527.07	\$51,934.25	\$52,967.75	\$52,273.79	\$52,766.25	\$0.00	-100.0%
NOVEMBER	DECEMBER	\$44,302.56	\$46,293.72	\$47,859.34	\$49,616.58	\$51,850.49	\$51,823.90	\$0.00	-100.0%
DECEMBER	JANUARY	\$50,190.78	\$51,581.89	\$51,328.06	\$56,104.83	\$55,142.56	\$54,451.98	\$0.00	-100.0%
JANUARY	FEBRUARY	\$44,330.02	\$43,272.06	\$46,652.08	\$48,894.45	\$48,132.94	\$47,927.97	\$0.00	-100.0%
FEBRUARY	MARCH	\$44,312.69	\$44,678.87	\$48,102.53	\$50,648.69	\$47,777.56	\$48,939.64	\$0.00	-100.0%
MARCH	APRIL	\$51,078.09	\$53,121.79	\$55,415.20	\$56,689.52	\$55,674.40	\$57,139.59	\$0.00	-100.0%
APRIL	MAY	\$48,415.31	\$50,362.97	\$53,439.17	\$53,664.82	\$52,697.81	\$55,704.65	\$0.00	-100.0%
<b>ANNUAL TOTALS</b>		<b>\$ 374,727.48</b>	<b>\$ 593,091.10</b>	<b>\$ 618,368.52</b>	<b>\$ 636,826.31</b>	<b>\$ 639,785.16</b>	<b>\$640,464.66</b>	<b>\$233,599.70</b>	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR</b>			N/A	4.3%	3.0%	0.5%	0.1%		
<b>YEAR-TO-DATE AMOUNTS</b>							<b>\$220,815.76</b>	<b>\$233,599.70</b>	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR-TO-DATE</b>								<b>5.8%</b>	
<b>% INCREASE/(DECREASE) OVER CURRENT YEAR-TO-DATE BUDGET</b>								<b>6.6%</b>	

The increase in the 2 CENT DIESEL FUEL TAX receipts over the previous year-to-date is 16.0% and 14.8% over the current year-to-date budget. The 16.0% increase represents about \$27,000.00.

**CITY OF MT. VERNON, IL  
 MULTI-YEAR COMPARISON OF 2 CENT DIESEL FUEL TAX**

LIABILITY MONTH	MONTH RECEIVED	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	MONTHLY PERCENTAGE COMPARISON OF MOST RECENT YR TO PREVIOUS YEAR
MAY	JUNE	\$ -	\$44,956.14	\$42,481.78	\$44,469.25	\$50,555.76	\$38,162.90	\$49,318.57	29.2%
JUNE	JULY	\$ -	\$44,271.60	\$43,858.75	\$49,235.44	\$45,691.76	\$42,513.76	\$50,002.36	17.6%
JULY	AUGUST	\$ -	\$48,356.97	\$43,664.78	\$52,047.12	\$44,124.71	\$42,604.36	\$47,088.17	10.5%
AUGUST	SEPTEMBER	\$ -	\$48,257.63	\$46,562.85	\$55,674.53	\$51,649.65	\$45,667.18	\$49,543.81	8.5%
SEPTEMBER	OCTOBER	\$ 41,699.35	\$39,982.79	\$42,849.95	\$57,119.32	\$53,891.83	\$44,625.02	\$0.00	-100.0%
OCTOBER	NOVEMBER	\$ 40,017.17	\$45,626.51	\$44,091.34	\$63,650.16	\$56,263.85	\$51,714.83	\$0.00	-100.0%
NOVEMBER	DECEMBER	\$ 38,663.83	\$38,496.21	\$39,368.93	\$51,024.36	\$51,672.71	\$44,035.82	\$0.00	-100.0%
DECEMBER	JANUARY	\$ 42,410.22	\$40,098.65	\$39,068.57	\$44,535.53	\$43,086.48	\$44,073.82	\$0.00	-100.0%
JANUARY	FEBRUARY	\$ 44,873.26	\$41,467.93	\$39,917.18	\$56,527.45	\$49,033.03	\$49,307.61	\$0.00	-100.0%
FEBRUARY	MARCH	\$ 43,309.82	\$38,822.94	\$39,645.89	\$59,002.60	\$45,940.28	\$40,906.36	\$0.00	-100.0%
MARCH	APRIL	\$ 44,857.83	\$42,337.17	\$48,332.25	\$53,950.81	\$50,625.63	\$51,948.14	\$0.00	-100.0%
APRIL	MAY	\$ 43,256.89	\$42,170.51	\$46,039.74	\$53,296.61	\$46,269.55	\$48,856.75	\$0.00	-100.0%
<b>ANNUAL TOTALS</b>		\$ 339,088.37	\$ 514,845.05	\$515,882.01	\$640,533.18	\$588,805.24	\$544,416.55	\$195,952.91	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR</b>			N/A	0.2%	24.2%	-8.1%	-7.5%		
<b>YEAR-TO-DATE AMOUNTS</b>						\$445,969.78	\$ 168,948.20	\$ 195,952.91	
<b>% INCREASE/(DECREASE) OVER PREVIOUS YEAR-TO-DATE ACTUAL</b>								16.0%	
<b>% INCREASE/(DECREASE) OVER CURRENT YEAR-TO-DATE BUDGET</b>								14.8%	

**EXECUTIVE SESSION**

**Council Member Wood made a motion for Executive Session in order to discuss personnel, land acquisition and litigation. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**ADJOURNMENT**

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

The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk