

**CITY OF MT. VERNON, ILLINOIS
SPECIAL CITY COUNCIL MEETING
Monday, November 23, 2015
4:00 P.M.**

MINUTES

The Mt. Vernon City Council held a Special City Council Meeting on Monday, November 23, 2015 at 4:00 p.m. at the old Council Chambers, City Hall, 1100 Main Street, Mt. Vernon, IL.

The invocation was given by Mayor Mary Jane Chesley.

The Pledge of Allegiance was recited.

ROLL CALL

Roll call showed present: Council Members Jeff May, Dennis McEnaney, Donte Moore, Todd Piper and Mayor Mary Jane Chesley.

PRESENTATION OF JOURNALS

The Journal for the November 2, 2015 Regular City Council Meeting was presented to Council for their consideration. **Council Member Moore made a motion to approve the Journal as presented. Seconded by Council Member Piper. Yeas: May, McEnaney, Moore, Piper and Chesley.**

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member Moore requested an explanation on the following item: #14 Jason James - \$2,650.00 – October cleaning services for City office buildings. Mr. James cleans the City Hall and the Municipal West Building. Council Member McEnaney requested an explanation on the following items: #3 Baxmeyer Construction - \$335,962.72 – construction of North 42nd Street from Victoria to Richview Road. The north end of 42nd Street is 95% complete. Work will begin on the south end in a couple of weeks. At that point, traffic from Woodglen will be required to travel north. #13 J K Trotter & sons - \$314,861.67 – Broadway and Main water main replacement, Phase 1. About 750 linear feet of pipe has been laid thus far. This expenditure is for the purchase of additional materials (pipe and supplies). #19 Midwest Truckers Association - \$2,345.00 – annual random drug testing fees. This is a part of the safety in the workplace program which has been very successful in reducing insurance costs. #20 NRE Power Systems - \$1,812.80 – one-half annual service agreement for generators funded by charge to CTA for excess suspended solids. For lift station maintenance. #26 Round Table Design - \$2,310.00 – design contract for Fairfield Road resurfacing. The \$800,000.00 grant is from the Illinois Department of Transportation and will be on their bid letting list on March 1, 2016. #29 UMB Bank - \$1,970,821.88 – principal and interest payments on 2012 bonds. The City paid \$1,360,000.00 in principal and \$610,821.80 in interest. The outstanding balance of the bonds is \$32,225,000.00. A special check was written to Continental Waste Industries in the amount of \$90,895.00 for October trash/recycling service. Bechtel noted that the bulk material pickup causes the most frustration and complaints from City residents. The City continues to inform

CITY ATTORNEY

City Attorney David Leggans presented for Council's consideration an Ordinance Rezoning Property at Continental Tire the Americas Located at 11525 N. Illinois Hwy 142 from AG-General Agriculture to I2, General Industrial. Jason Peterson, of Continental Tire, was present and advised that they plan to construct a 21,000 square feet manufacturing and storage operations building on the east side of their facility at a cost of \$2.4 million. The proposed rezoning is property located within their fence and has no use as farmland. In addition, this is the fourth expansion at Continental Tire in five years. This proposed rezoning was unanimously approved by the Planning & Zoning Commission.

Council Member May made a motion to adopt Ordinance No. 2015-39 Rezoning Property at Continental Tire the Americas Located at 11525 N. Illinois Hwy 142 from AG-General Agriculture to I2, General Industrial. Seconded by County Member McEnaney. Yeas: May, McEnaney, Moore, Piper and Chesley.

City Attorney Leggans presented for Council's consideration the First Reading of an Ordinance Authorizing the Sale of Municipal Personal Property – Surplus Vehicles. Fleet Services is requesting that two dump trucks, a bucket van and a tandem dump truck be declared surplus. Most of the vehicles can no longer pass the required safety inspections.

- #620 1999 Ford E350 Bucket Van – vin 1FTSE34S0XHB42142
- #627 1987 International Dump Truck – vin 1HTLDUXP2HH517957
- #632 1993 International Dump Truck – vin 1HTSDPNN4PH531291
- #643 1992 International Tandem Dump Truck – vin 1HTSHPCR3NH451813

Council Member McEnaney made a motion to suspend the rules to vote on the Ordinance. Seconded by Council Member May. Yeas: May, McEnaney, Moore, Piper and Chesley. Council Member McEnaney made a motion to adopt Ordinance No. 2015-40 Authorizing the Sale of Municipal Personal Property – Surplus Vehicles. Yeas: May, McEnaney, Moore, Piper and Chesley.

City Attorney Leggans presented for Council's consideration the First Reading of an Ordinance Approving a Tax Increment Redevelopment Agreement with Menard, Inc. *The proposed Tax Increment Redevelopment Agreement, Section III. Assistance to Developer, states in part:*

Subject to the provisions of this Agreement, the City agrees to reimburse the Developer for the costs incurred by the Developer for the TIF Project that are eligible for reimbursement under the Plan and the Act up to a maximum aggregate amount not to exceed \$1.87 million dollars. Reimbursement shall be paid as follows: 50% of the real estate tax increment over the TIF base each year for a total period not to exceed ten years and for a total amount not to exceed the maximum aggregate amount. The TIF base shall be the EAV for the year in which the City of Mt. Vernon Industrial Park Conservation Area Tax Increment Financing District was created and the 10 year TIF period shall not begin until the year the TIF Project is constructed and assessed by the applicable governing body.

EXHIBIT B
(Redevelopment Agreement)

Menard's Retail, Shipping, and Warehouse Facility

Project:	28.7 Acres on Wells By Pass Road
Jobs:	60 full time jobs/90 part-time jobs
Estimated Payroll:	\$2,500,000.00
Approx. Building SF:	Heated Building Area: 173,248 square feet
	Unheated Overhang: 6,573 square feet
	Garden/Shipping Area: 23,736 square feet
	Deliver Staging Area: 3,885 square feet
Total Covered Area:	207,442 square feet
Outdoor Warehouse:	48,969 square feet
Project costs:	\$19,000,000.00

Mayor Chesley invited audience members to address the Council concerning this Redevelopment Agreement with Menard, Inc. Steven Casper noted that he is pleased that no sales tax will be in the Tax Increment Redevelopment Agreement with Menard, Inc. as was in the Tax Increment Redevelopment Agreement with the Drury Inn.

Council Member McEnaney made a motion to suspend the rules to vote on the Ordinance. Seconded by Council Member Piper. Yeas: May, McEnaney, Moore, Piper and Chesley. Council Member May made a motion to adopt Ordinance No. 2015-41 Approving a Tax Increment Redevelopment Agreement with Menard, Inc. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.

City Attorney Leggans presented for Council's consideration a Resolution Imposing a Moratorium on Granting Variances on Minimum Floor Area for Residential Units Established by Article 21, the Zoning Code. Bechtel noted that the City has been receiving inquiries about locating "Tiny Homes" within the City jurisdiction. The City is requesting a moratorium for six months to allow time to research the impact they will have on the community as well as address how they comply with City ordinances. Currently, the smallest residential dwelling allowed under ordinance is 800 square feet. Council requested a workshop be scheduled after the first of the year to study and discuss this topic. Nathan McKenna will provide a map of all City-owned lots zoned RM-2. Mayor Chesley asked that potential builders of these tiny homes wait to start construction until the City has reviewed City building codes and zoning ordinances.

Council Member Piper made a motion to approve the Resolution Imposing a Moratorium on Granting Variances on Minimum Floor Area for Residential Units Established by Article 21, the Zoning Code. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.

MAYOR

Mayor Chesley made no comments.

CITY COUNCIL

Council Member Moore stated that he still receives a lot of inquiries about the leaf burning ban. He continues to receive complaints that yard waste is not being picked up on a weekly basis. Leaves are clogging the storm water grates and flooding City streets. He requested a workshop be scheduled so that Council may further discuss this issue. Citizens should call the City Manager's Office at 242-6802 if their yard waste is not picked up as scheduled.

VISITORS/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were made by visitors.

EXECUTIVE SESSION

Mayor Chesley requested an Executive Session in order to discuss personnel. **Council Member McEnaney made a motion to go into Executive Session. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.**

ADJOURNMENT

Council Member McEnaney made a motion to adjourn the Regular City Council Meeting. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.

The meeting was adjourned at 4:47p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk