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City Clerk



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

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, December 16, 2013, at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27<sup>th</sup> Street, Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

The Invocation was given by Rev. Ron Lash.

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 November 25, 2013 City Council Workshop and the December 2, 2013 Regular City Council Meeting were presented to Council for any additions, deletions or corrections. **Council Member McEnaney made a motion to approve the Journals as presented. Seconded by Council Member Piper. 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 McEnaney asked for an update on the following items: Item #10 DePew & Owen - \$26,251.25 — 9<sup>th</sup> Street Streetscape phase 2. City Manager Ron Neibert reported that work has halted because of the large snow fall. The project will commence when weather permits. Item #14 Found Design - \$12,508.35 — Strategy & Wayfinding analysis and design. Neibert stated he is hopeful that the project will go out for bid in January. Item #19 Joseph Zanola - \$14,915.00 — Housing marketing study. The large marketing program will kick-off in January including the design charrette for infill development, web magazines, e-blasts, and marketing materials geared toward housing developers and builders. Item #22 Musco Corporation - \$31,760.00 — Dawson Park basketball court lighting installation/materials. The project is complete. Item #26 Rooters American Maintenance - \$8,497.00 — Veterans parking lot resurface. This is the final payment which will be held until drainage issues are addressed. Item #27 Traffic Control Corporation - \$3,376.66 — Traffic light camera. This radar camera is contained in the

portable speed trailer used for speed control. The following special checks were written representing 2013/2014 TIF annual reimbursement payments: Campland LLC (the old Tavern on 10<sup>th</sup>) in the amount of \$2,793.74; Granada Center for Performing Arts in the amount of \$32,422.00 used for new roof; HB Williamson in the amount of \$46,875.00 for renovation of the building at the corner of 9<sup>th</sup> and Main Street; One Stop Flooring in the amount of \$42,100.00 and Toni Federici in the amount of \$7,993.00.

**Council Member Lash made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,088,095.62. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**BIDS & QUOTES**

City Manager Neibert presented for the Council's approval the following bids for the demolition of eight structures within the City limits. Two bids were submitted. After review he recommended that the project be awarded to the lowest bidder, Kenneth Hails Excavating, Inc. in the amount of \$61,700.00.

Demolition of 8 Residential Properties (PU13006)			
Bid Results - December 12, 2013			
Bidder:	Kenneth Hails Exc. 21606 N. Hails Ln. Texico, IL 62889	Stutz Exc. 3837 Fosterburg Road Alton, IL 62002	Engineer's Estimate
Site Address:	Bid Amount:	Bid Amount:	
713 Dewey	\$ 4,900.00	\$ 7,280.00	\$ 7,500.00
501 S. 20th	\$ 9,600.00	\$ 9,680.00	\$ 7,500.00
1721 Cherry	\$ 13,500.00	\$ 12,980.00	\$ 7,500.00
715 S. 18th	\$ 8,500.00	\$ 9,380.00	\$ 7,500.00
423 S. 15th	\$ 7,700.00	\$ 13,280.00	\$ 7,500.00
1024 S. 6th	\$ 5,000.00	\$ 6,780.00	\$ 7,500.00
1124 S. 10th	\$ 4,000.00	\$ 5,480.00	\$ 7,500.00
629 S. 17th	\$ 8,500.00	\$ 9,480.00	\$ 7,500.00
<b>Bid Total:</b>	<b>\$ 61,700.00</b>	<b>\$ 74,340.00</b>	<b>\$ 60,000.00</b>

**Council Member Wood made a motion to accept the low bid from Kenneth Hails Excavating, Inc. in the amount of \$61,700.00. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**CITY MANAGER**

Neibert presented for the Council's approval three budget adjustments reflecting revenues that were not anticipated and resulting in no change to the working fund balance, as follows:

<u>Budget Adjustment Number</u>	<u>Description</u>	<u>Increase (Decrease) In Working Fund Balance</u>
<b>GENERAL CORPORATE FUND</b>		
2014-14	To increase budgeted expenditures by \$2,393 in the Police Department for overtime funded by the Department of Justice	\$ -0-
2014-15	To increase budgeted expenditures by \$2,843 in the Police Department for overtime funded by the Department of Justice	\$ -0-
2014-16	To reallocate budgeted expenditures by \$9,300 in the Public Works Department for accounts over budget	\$ -0-

**Council Member Wood made a motion to approve three budget adjustments as proposed. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

**CITY ATTORNEY**

City Attorney David Leggans presented for Council's consideration the Second Reading on an Ordinance Authorizing the Tax Levy. Proposed amounts are listed as follows:

General Corporate Fund	None
Parks and Recreation	\$180,373.00
Emergency Management Agency	\$8,468.00
Firefighters' Pension	\$37,864.00
Police Pension	\$684,659.00
IMRF and FICA	\$739,721.00
Special Service Area #1	<u>\$85,836.00</u>
TOTAL	\$2,536,921.00

A proposed increase of \$119,785.00 is a 4.96% increase over last year's levy.

Council Member Wood shared the following information relating to the unfunded pension liability in other communities in the area.

- Marion's amortization period is spread over 27 years; their unfunded pension liability is \$9.4 million; the levy will increase 6.1%.
- Carbondale's amortization period is spread over 28 years; their unfunded pension liability is \$29 million; the levy will increase 10.57%.
- Mt. Vernon's amortization period is spread over 22 years; their unfunded pension liability is \$16.5 million; the levy will increase 4.96%.
- In the past six years Mt. Vernon's levy averaged an increase of 4.41%.

Council Member Wood suggested that a City Council Workshop be scheduled after January 1, 2014 in order to discuss the tax levy. Agenda items he suggested for the workshop are as follows: 1) Set a policy regarding how aggressive the City should be in paying down the pension liability. 2) Set a policy to always have public hearings concerning the tax levy regardless of whether the levy is over or under five percent. 3) Set a policy to levy the property tax increase that would be required to cover the full amount of the obligation. Wood is not proposing to levy at that rate but to inform the taxpayers of the seriousness of the problem and the impact on their property taxes. 4) Set a policy regarding whether or not funds from the general fund will be used. 5) To examine alternatives to funding through the property tax. 6) Set a policy to request that the Finance Director issue a report to the City Council on the Police and Fire Pension funding on or before the annual tax levy is made. 6) Are the services of a finance consultant needed?

Council Member McEnaney suggested the following items be added to the agenda for the aforementioned City Council Workshop regarding the tax levy: 1) Synopsis of the recently adopted State law and a timeline of that legislation that led to the City's present status. 2) Review of the Fire and Police Pension investments. 3) The number of disability pay-outs over a specific period of time. 4) Options for the use of revenue or reduction in expenses.

**Council Member Piper made a motion to approve an Ordinance No. 2013-40 Authorizing the Tax Levy. Seconded by Council Member McEnaney. Yeas: Lash, McEnaney, Piper and Chesley. Nay: Wood.**

City Attorney David Leggans presented for Council's consideration a Resolution Granting a Conditional Sign Permit for Property at 1550 Main Street. Petitioning Party is St. Mary's Catholic Church. Neibert noted that the monument sign was unanimously recommended for approval by the Zoning and Planning Commission.

**Council Member McEnaney made a motion to approve the Resolution Granting a Conditional Sign Permit for Property at 1550 Main Street. Seconded by Council Member Piper. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration a Resolution Approving an Agreement for the Construction of a Road Between Star Investment Group, LP, the City of Mt. Vernon and Good Samaritan Regional Health Center. Neibert commented this agreement will allow for the construction and improvement of South 34<sup>th</sup> Street south of Veterans Memorial Drive area including realignment of that intersection, allow for a new road off of South 34<sup>th</sup> Street into the new Good Samaritan Regional Health Center which has informally named Samaritan Way, and support growth and development in that region.

**Council Member Piper made a motion to approve the Resolution Approving an Agreement for the Construction of a Road between Star Investment Group, LP, the City of Mt. Vernon and Good Samaritan Regional Health Center. Seconded by Council Member Lash. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

City Attorney Leggans presented for Council's consideration a Resolution Authorizing the Execution of an Option Agreement to Acquire Property for an Industrial Park. Neibert advised that almost two years ago the City Council set aside capital revenues for an Industrial Park pursuant to the Comprehensive Plan. Conceptual plans were drawn up by PGAB of St. Louis. Properties for the Industrial Park were identified. A new TIF district was implemented in the IPC area west of Interstate 57. Negotiations were commenced with landowners and equitable terms were agreed upon. The City will have nine months to exercise the option to purchase this real estate which will allow the City to apply for grants through the Federal Economic Development Administration and the Illinois Department of Transportation to pay for a large portion of the roads, water and sewer for the development of the Park. The local investment is budgeted at \$5 million. The City hopes to receive about \$3 million in State and Federal grants to develop the infrastructure and make the 100 acres available for development within the City of Mt. Vernon.

City Manager Neibert and Mary Ellen Bechtel, Director of the Jefferson County Development Corporation, were commended for their efforts in negotiating the terms of the Agreement.

**Council Member Lash made a motion to approve the Resolution Authorizing the Execution of an Option Agreement to Acquire Property for an Industrial Park. Seconded by Council Member Wood. Yeas: Lash, McEnaney, Piper, Wood and Chesley.**

#### MAYOR

Mayor Chesley commented that the 2014 Tnemec Tanks calendars are here. Mt. Vernon's water tank located near the Times Square Mall was selected as the 2013 Tank of the Year and is featured on the front of the 2014 calendar. A representative from Tnemec will appear at the January 6, 2014 City Council meeting to present the City with a trophy. Calendars are available at the Mayor's office.

Mayor Chesley wished the City Council and residents a very Merry Christmas!

#### CITY COUNCIL

Council Members wished everyone a very Merry Christmas!

**VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE**

No visitors addressed the Council.

**EXECUTIVE SESSION**

No executive session was held.

**ADJOURNMENT**

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

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk