

**CITY OF MT. VERNON, ILLINOIS  
REGULAR CITY COUNCIL MEETING  
Monday, December 21, 2015  
7:00 P.M.**

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, December 21, 2015 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27<sup>th</sup> Street, Mt. Vernon, IL.

The invocation was given by Ms. Linola Spann.

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 December 7, 2015 Regular City Council Meeting was presented to Council for their consideration. **Council Member McEnaney made a motion to approve the Journal as presented. Seconded by Council Member May. 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 May again expressed his concern about the excessive amount of overtime pay being expended for the Fire Department. Interim City Manager Mary Ellen Bechtel advised that two firemen are back to work on light duty and three are still off on disability.

**Council Member Piper made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$752,897.29. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.**

**BIDS & QUOTES**

No bids were submitted.

**CITY MANAGER**

There was no business presented by the Interim City Manager.

**CITY ATTORNEY**

City Attorney David Leggans presented the Second Reading of an Ordinance Authorizing Tax Levy. Finance Director Merle Hollmann went through the Proposed City Tax Levy spreadsheet with Council. The proposed total tax levy is \$2,574,206.00 for pensions, Parks, ESDA and Special Service Area #1. This amount is a 4.99% increase from last year. It includes an additional \$141,200.00 toward pensions – Police, Firefighters, IMRF, Social Security; five (5) percent increase in the Park levy; and five (5) percent increase in the ESDA levy. Bechtel emphasized that the City is not extending the levy in order to make payments on the 2010 and 2012 bonds. The City's total unfunded liability for police, fire, IMRF and Social Security pensions is about \$20 million. About 89% of the City's levy goes toward pensions.

**CITY OF MT. VERNON, IL  
PROPOSED CITY TAX LEVY  
Levied 2016 - Payable 2016  
December 2015**

ASSUMING NO 2016 TAX LEVY FOR SSA#1, QUALITY OF LIFE AND PUBLIC UTILITIES IMRF & SOCIAL SECURITY						Date Prepared 12/2/2015		
POLICE AND FIRE PENSION LEVY - NEW LAW WITH 3.7% INCREASES		2014 TAX LEVY PAYABLE 2015	DOLLAR AMOUNT INCREASE (DECREASE)	2016 TAX LEVY PAYABLE 2016	% CHANGE	PENSION LEVY UNDER NEW LAW	EXTRA AMOUNT LEVIED	EXTRA AMOUNT LEVIED %
CITY WIDE LEVY	RATE	EXTENSION		LEVY				
LMRF (General Corp, AZ and Tourism)		\$ 387,773.15	8,388.55	\$ 407,180.00	2.56% (1)			
SOCIAL SECURITY (General Corp, AZ and Tourism)		\$ 363,894.29	17,828.71	\$ 371,723.00	5.04% (1)			
LMRF AND SOCIAL SECURITY (General Corp and Tourism)	0.35898	751,667.44						
FIREFIGHTERS' PENSION FUND	0.40114	844,889.34	(88,633.34)	778,108.00	-3.12% (2)	707,488.00	88,808.00	9.7%
POLICE PENSION FUND	0.31482	662,831.28	158,243.74	821,175.00	23.87% (2)	748,583.00	72,682.00	9.7%
PARKS	0.08555	180,148.85	9,007.35	189,154.00	6.00% (3)			
E.S.D.A.	0.00402	8,485.11	422.89	8,888.00	6.00% (4)			
TOTAL CITY WIDE	1.18248	2,447,808.80	128,296.20	2,574,206.00	5.16%	\$ 1,456,081.00	141,200.00	
<b>SPECIAL SERVICE AREA # 1 LEVY</b>								
SPECIAL SERVICE AREA (ADMINISTRATION)	1.83784	85,581.98	124.04	85,888.00	0.14% (5)			
TOTAL SPECIAL SERVICE AREA # 1	1.83784	85,581.98	124.04	85,888.00	0.14%			
<b>GRAND TOTAL</b>		2,633,471.78	128,420.24	2,868,892.00	4.89%			

		% Incr (Deer) from previous year
2014 EQUALIZED ASSESSED VALUATION - CITY LEVY	210,574,892	2.48%
2014 TAX RATE	1.18248	
2013 EQUALIZED ASSESSED VALUATION - CITY LEVY	206,526,358	3.16%
2013 TAX RATE	1.18102	
2012 EQUALIZED ASSESSED VALUATION - CITY LEVY	189,241,088	-0.02%
2012 TAX RATE	1.17008	
2011 EQUALIZED ASSESSED VALUATION - CITY LEVY	\$ 189,278,935	-2.75%
2011 TAX RATE	1.11418	
2010 EQUALIZED ASSESSED VALUATION - CITY LEVY	\$ 204,804,421	
2010 TAX RATE	1.03188	

**NOTES:**

- 1) WE HAVE NOT LEVIED FOR QUALITY OF LIFE, SSA#1 AND PUBLIC UTILITIES IMRF AND SOCIAL SECURITY.
- 2) For tax year 2010 payable 2011 through tax year 2013 payable 2014, the pension funds hired an independent actuary to compute the police and fire levies. To save money, they did not hire an actuary for this tax year so we started with the tax levy computed by the IL Dept of Insurance based on the new law and added an additional amount to the Police and Fire Pension levies, allocated based on their levies under the new law.
- 3) We used an arbitrary 5.0% increase (0.0% was used for 2014, 2013, 2012 and 2011, 7.5% for 2010 and 2009, 5.0% for 2008)
- 4) We used an arbitrary 5.0% increase (0.0% was used for 2014, 2013, 2012 and 2011, 5.00% for 2010, 2009 and 2008).
- 5) We computed the SSA #1 suggested levy. This levy amount hopefully will maximize their tax revenue, assuming no increase in the EAV, since the Downtown TIF will absorb most of any increases. They are subject to a limitation of \$1.54 on the 2009 and subsequent levies.

ALLOCATION OF TAX LEVY SHORTFALL	
IMRF	\$ -
FIRE PENSION	\$ -
POLICE PENSION	\$ -
	\$ -
	NONE

Council Member Piper made a motion to approve Ordinance No. 2015-43 Authorizing Tax Levy. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.

City Attorney Leggans presented the First Reading of an Ordinance Approving Tax Increment Redevelopment Agreement with Wes Rogers Tire and Auto. Rogers intends to purchase the building he is now leasing, add two (2) maintenance bays and hire two full time employees. The project is estimated to cost \$152,714.00. The TIF Advisory committee recommended a benefit of 18.45% of the project up to \$28,230.00 in eligible costs with reimbursement paid in equal payments over five years. This project meets the Downtown TIF goals for business growth, job creation and increased EAV in the downtown area. Council Member May expressed concern about the lack of money in the Downtown TIF fund and the \$250,000.00 that the City loaned to the Downtown TIF in order to finance TIF projects.

*Items 9-B, 9-C and 9-D were improperly listed as "First reading" on the meeting Agenda. If Council wants to take action on these items at tonight's meeting, Bechtel requested a motion to suspend the rules as a precaution. Ordinance No. 2014-26 states that any ordinance referred from or subject to a recommendation of the Zoning and Planning Commission or the TIF Advisory Committee may be acted upon by the Council at the meeting at which first presented.*

**Council Member McEnaney made a motion to suspend the rules to vote on Ordinances presented on Agenda items 9-B, 9-C and 9-D. Seconded by Council Member Piper. Yeas: May, McEnaney, Moore, Piper and Chesley.**

**Council Member McEnaney made a motion to approve Ordinance No. 2015-44 Approving Tax Increment Redevelopment Agreement with Wes Rogers Tire and Auto. Seconded by Council Member Moore. Yeas: McEnaney, Moore and Chesley. Nay: May. Abstain: Piper.**

City Attorney Leggans presented the First Reading of an Ordinance Approving Tax Increment Redevelopment Agreement with Mark & Janet Hassakis. This project includes new awning, paint and maintenance of the exterior of the building. The total cost of the project is \$7,614.80. The TIF Committee recommended a benefit of 72% up to \$5,544.00 and would be a one-time payment.

**Council Member McEnaney made a motion to approve Ordinance No. 2015-45 Approving Tax Increment Redevelopment Agreement with Mark & Janet Hassakis. Seconded by Council Member Moore. Yeas: McEnaney, Moore and Chesley. Nay: May. Abstain: Piper for business reasons.**

City Attorney Leggans presented the First Reading of an Ordinance Approving Tax Increment Redevelopment Agreement with Borowiak's IGA. Borowiak's is expanding by adding about 19,000 square feet of lawn and garden area and redesigning the interior to add a 5,000 square feet ACE Hardware Store. The total project cost is about \$1.2 million. The TIF Committee recommended a benefit of 15% or no more than \$174,293.00 to be paid in equal annual payments over seven (7) years. The project is contingent on the finalization of the ACE Hardware Store deal.

**Council Member Moore made a motion to approve Ordinance No. 2015-46 Approving Tax Increment Redevelopment Agreement with Borowiak's IGA. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Abstain: May for business reasons.**

#### **MAYOR**

Mayor Mary Jane Chesley thanked the community for another successful year for the City. She wished everyone a very, Merry Christmas and a happy, healthy New Year.

**CITY COUNCIL**

Council Member Piper noted that “Christmas in the Park”, sponsored by the Jefferson County Ministerial Association, was again very successful and thanked all the volunteers.

Council Member Moore thanked the Jefferson County Ministerial Association for another successful food basket program. Over 800 baskets full of food were distributed to needy people.

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

Hortin Petties commented that he’s excited about the positive direction of the City and especially the redevelopment of South 10<sup>th</sup> Street.

**EXECUTIVE SESSION**

No Executive Session was held.

**ADJOURNMENT**

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

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk