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**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, September 15, 2025 - 7:00 p.m.**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, September 15, 2025, at 7:00 p.m. in the City Council Chamber at City Hall, 1100 Main Street, Mt. Vernon, Illinois. Facebook Live: <https://www.facebook.com/MtVernonIL>.

Mayor John Lewis called the meeting to order at 7:00 p.m.

Pastor Brian Fuller with the First Baptist Church of Woodlawn led the Invocation.

The Pledge of Allegiance was recited.

**ROLL CALL**

**The roll call showed present: Council Member Joe Gliosci, Council Member Jay Tate, Council Member Mike Young, and Mayor John Lewis. Absent: Council Member Donte Moore**

**PRESENTATION OF JOURNALS**

The Journal for September 2, 2025 Regular City Council Meeting was presented for approval.

**Council Member Joe Gliosci motioned to approve the Journal as presented. Seconded by Council Member Jay Tate. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

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

Tanya Wilborn spoke to the Council regarding questions about the different park areas. She stated that the City spent around 5 million dollars on the Commons and there was 12 million dollars in the Master Plan for Veterans and Lincoln Parks. She asked if some of the money and projects in the Master Plan could be rerouted to the other existing parks. For example, the City has all of the land at Optimist Park where it is more secluded, which would be a better place for a dog park.

Ms. Wilborn's next question was about the boundary lines for the downtown TIF. City Manager Nathan McKenna stated it has some convoluted boundary lines, and it would be easier to show her a map if she would like to come in to view the map.

Mayor Lewis stated we are getting ready to build a 26-million-dollar rec center and the City is trying to build back the community parks and maintain the neighborhood parks. The Commons was built using downtown TIF money, not taxpayer money. It was decided that it would have the biggest impact on the downtown area. Mayor Lewis stated there was money in the Public Works budget for a new building and by moving and repurposing the Register News building, it saved money on the project and kept the building out of the landfill.

Ms. Wilburn asked if there is a way to get ADA accommodations at Dawson Park. City Manager McKenna stated part of the asphalt project that was not completed by Jax Asphalt last year was to improve that roadway all the way down to the parking lot, then connect the parking lot to the new playground. There will be a sidewalk from the parking lot making it accessible.

Ms. Wilborn then had questions regarding Fall Fest. Mayor Lewis stated that would be a question for Mt. Vernon Festivals. City Manager McKenna stated that she should contact Angela Schrum, Tourism Director, for information regarding Fall Fest.

#### **APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to the Council for approval.

**Council Member Joe Gliosci motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,517,127.43. Seconded by Council Member Mike Young. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

#### **BIDS/QUOTES**

City Manager Nathan McKenna presented the Bid Results for the Demolition Project. This is the second round of demolition projects planned for this year. The City received two bids, one from Heck's Excavating and one from Kenneth Hails. Heck's Excavating was the low bidder with a bid amount of \$71,500, which is below staff estimate of \$80,000. There are 10 properties included in this project. Staff recommendation is to award the bid to Heck's Excavating.

**Council Member Mike Young motioned to grant permission to accept the Bid Results for the Demolition Project from Heck's Excavating in the amount of \$71,500. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

#### **CITY MANAGER**

City Manager Nathan McKenna presented a Street Closure Request for 8<sup>th</sup> Street between Highway 142 and Bledsoe Street on October 5, 2025 from 8 a.m. to 7 p.m. for a Cruise-In. Requesting Party: Rick's Towing.

**Council Member Mike Young motioned to grant permission for a Street Closure Request for 8<sup>th</sup> Street between Highway 142 and Bledsoe Street on October 5, 2025 from 8 a.m. to 7 p.m. for a Cruise-In. Requesting Party: Rick's Towing. Seconded by Council Member Jay Tate. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

City Manager Nathan McKenna requested permission to Seek Bids for the Demolition of the Muni West Building at 200 Potomac Blvd. The building has been listed for sale but there's been no substantial interest in the building. Since moving out of the building, the City has received multiple calls regarding homeless people sleeping in the area and vandalism has also occurred. The City has budgeted in the Home Rule Fund for this expense. Staff estimates the demolition to be between \$60,000 to \$80,000.

City Council Member Joe Gliosci asked if the realtor had given any indication that this property would be easier to sell with the building demolished. McKenna stated that the layout of the building doesn't really lend itself to being repurposed for much of anything else. Plus, it needs multiple repairs and has mold issues. Previously estimates were \$2 million to repair.

**Council Member Jay Tate motioned to grant permission to Seek Bids for the Demolition of the Muni West Building at 200 Potomac Blvd. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

City Manager Nathan McKenna requested permission to Award the Veterans Park and Dawson Park Asphalt Overlay Project to Rooters Asphalt. This was the project awarded to Jax Asphalt last year that was not completed. Public Works Department did reach out to the other bidders at the time, and they did not want to resubmit a bid for the work. The City contacted Rooters, and they provided a bid of \$121,576.02. This is a difference of \$36,993.71 above the price previously quoted from Jax Asphalt. Staff recommendation is to award the project to Rooters. The City will pursue the difference on the project through the bonding company that Jax Asphalt submitted a performance bond through.

Council Member Joe Gliosci asked if the City had used Rooters Asphalt previously. City Manager McKenna stated they have done a couple projects for the City. They are from Beckemeyer, IL.

**Council Member Jay Tate motioned to grant permission to Award the Veterans Park and Dawson Park Asphalt Overlay Project to Rooters Asphalt in the amount of \$121,576.02. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

### **ORDINANCES/RESOLUTIONS/MOTIONS**

City Manager Nathan McKenna presented an Ordinance Rezoning Property at E. Richview Road from A-G, General Agricultural to R-1, Low-Density Residential. Petitioning Party: Caleb and Tiffany Johnson. This item and the next item are for the same property. The Petitioners are

wanting to build a new home on the site and need to rezone in order to proceed. They also are annexing the property to access city utilities and emergency services. This was approved by Planning and Zoning 4-0.

**Council Member Joe Gliosci motioned to approve Ordinance #2025-27, an Ordinance Rezoning Property at E. Richview Road from A-G, General Agricultural to R-1, Low Density Residential. Petitioning Party: Caleb and Tiffany Johnson. Seconded by Council Member Jay Tate. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

City Manager Nathan McKenna presented a Resolution Authorizing the Execution of an Agreement to Annex Property as Vacant Land on E. Richview Road, PIN: 06-14-351-013.

**Council Member Mike Young motioned to approve a Resolution Authorizing the Execution of an Agreement to Annex Property as Vacant Land on E. Richview Road, PIN: 06-14-351-013. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore. #2025-33.**

City Manager Nathan McKenna presented a Resolution Approving an Agreement for Surveying Services with Heneghan & Associates. While negotiations with FGM and Holland Construction are ongoing, there are components of the project needing completed by the City. This Agreement is for two services. One is the subdivision of the 27-acre property to separate out the site of the new rec center being donated by the Lincoln Park Foundation. Once this is complete, the City can finalize the legal documentation with the Foundation. The other component is the site survey needed for the design work of the new facility.

**Council Member Jay Tate motioned to approve a Resolution Approving an Agreement for Surveying Services with Heneghan & Associates. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore. #2025-34.**

City Manager Nathan McKenna presented a Resolution in Support of the Mt Vernon Housing Authority Community Revitalization Plan. The Housing Authority is looking to pursue affordable housing needs in the City. They are working with IHDA, Illinois Housing Development Authority, for funding to develop new units on 10 acres north of Rose Lane. This Resolution is in support of their Community Revitalization Plan and there is no monetary commitment from the City.

City Manager McKenna introduced Sierra Daniels, Executive Director of the Mt. Vernon Housing Authority, to present information and answer questions. Ms. Daniels stated that the Mt. Vernon Housing Authority partnered with IHDA to develop a plan that combined housing data with feedback from people in the community with the goal of driving both housing growth and economic development. This plan identifies strategies to strengthen the neighborhoods and improve quality of life and position Mt. Vernon for future growth. One of the most urgent needs is to increase affordable housing opportunities. The Housing Authority is working toward addressing the need as they are working on an application for a 9% competitive tax credit to

develop 44 new senior and disabled housing units on land owned off of 42<sup>nd</sup> Street. The approval of the Resolution will represent a strong partnership between the City and the Housing Authority and opens the door for new opportunities that will benefit the community.

Ms. Daniels introduced Kristopher Walton, Community Revitalization Planner with IHDA, to give highlights and data that helped guide the recommendations for the plan. Mr. Walton stated that the focus of the plan is to increase affordable housing, however, the plan also includes many community development opportunities. They have completed a lot of surveys, community participation activities, and attended many community meetings. There is a need for affordable housing, and infrastructure improvements. He stated that the full plan is available for review with the data. The information in the plan came directly from the surveys and meetings with the citizens of Mt. Vernon.

Council Member Joe Gliosci requested information regarding the proposed 44 units. Ms. Daniels stated it will be 34 1-bedroom units and 10 2-bedroom units – all single level. These are rental units. Council Member Jay Tate asked about specific location of the new housing. Ms. Daniels stated that this is to the north of Rose Lane property that is a wooded area. Council Member Gliosci asked about the funding. Ms. Daniels stated that the funding is all in process and this Resolution of Support by the City would strengthen the application for funding. Mr. Walton stated that the tax credit spoke about earlier is an application process and is highly competitive but by having this plan on the books, it makes the Mt. Vernon properties more competitive than some of the other properties without this plan. IHDA awards the tax credits, but they also do the ground planning. They plan in a way that the tax credits are awarded. The State looks at the market, age of housing, and any current planning efforts in the community. IHDA has already done these things and identified the site and worked with the Housing Authority and with the developer to see how this could come to fruition.

Mayor Lewis asked if the plan that the City and JCDC did helped in any way with the plan. Ms. Daniels stated that their plan came before the JCDC's housing study, and it did help confirm what they had found.

**Council Member Jay Tate motioned to approve a Resolution in Support of the Mt. Vernon Housing Authority Community Revitalization Plan. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore. #2025-35.**

**MAYOR**

None.

**CITY COUNCIL**

None.

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

Angela Schrum with the Tourism Department spoke regarding the upcoming Fall Fest. She wanted to let the Council and community members know that they are still accepting parade entries. The parade is on Saturday, September 27 at 1:00 p.m. Also, they are still looking for volunteers for the information tent, parade staging on Saturday and for the Cruise-In on Friday, September 26. There are over 100 vendors this year. Entertainment will be on the main stage on Friday night and after the parade on Saturday. This year the Kids Zone will be located at the Commons. There is also a mini health expo on Saturday from 10-12. The Shriners Clinic will be at the Masonic Lodge from 10-1 on Saturday. All information can be found online at [mtvfestivals.com](http://mtvfestivals.com).

### **EXECUTIVE SESSION**

At 7:35 p.m., Mayor John Lewis requested an Executive Session under 5 ILCS 120/2(c)(6) – The Setting of a Price for Sale or Lease of Property Owned by the City.

**Council Member Joe Gliosci motioned to go into Executive Session under 5 ILCS 120/2(c)(6) – The Setting of a Price for Sale or Lease of Property Owned by the City. Seconded by Council Member Jay Tate. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore.**

At 7:43 p.m., Mayor John Lewis reconvened the Regular City Council Meeting. Roll call showed present: Council Member Joe Gliosci, Council Member Jay Tate, Council Member Mike Young, and Mayor John Lewis. Absent: Council Member Donte Moore.

### **ADJOURNMENT**

**Council Member Jay Tate motioned to adjourn. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Tate, Young, and Lewis. Absent: Moore**

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,



Becky Barbour, City Clerk