



Rebecca Barbour
City Clerk

Creativity Redefined!

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**CITY OF MT. VERNON, ILLINOIS
CITY COUNCIL SPECIAL MEETING
Monday, April 13, 2026**

The Mt. Vernon City Council called a Special Meeting for Monday, April 13, 2026 at 4:00 p.m. at City Hall, 1100 Main Street, Council Chamber Room, 2nd Floor, Mt. Vernon, Illinois.

Mayor John Lewis called the meeting to order.

ROLL CALL

Roll call showed present: Council Member Joe Gliosci, Council Member Donte Moore, Council Member Jay Tate, Council Member Mike Young, and Mayor John Lewis. Also present: City Manager Nathan McKenna, Finance Director Dan Plumb, Assistant to City Manager Kendra Donoho, and City Clerk Becky Barbour.

VISITORS/CITIZEN'S REQUESTS/ADDRESSES FROM THE AUDIENCE

Jensena Wishau spoke about wanting to see the community put in six-lane competition pool at the Rec Center. She was a collegiate swimmer and would like to see those same opportunities for her children and other community members. She believes the City would miss many opportunities by not putting in a six-lane competition pool. She was also in favor of an additional basketball court, as this gives more opportunities for people to go and be safe.

Chip Forrester was next to speak. He is a board member on the YMCA and is on a committee to get a proposal to the City to partner with the YMCA. He asked that the City Council hold off on making a decision today on the Rec Center. He stated that the YMCA could bring a \$500,000 economic benefit to the City. Council Member Joe Gliosci asked what that benefit would be. Mr. Forrester stated that is the operating program that the YMCA could bring that to the Rec Center. He stated they are working on a detailed proposal and would like the City to wait on their decision. Mayor Lewis stated that if there is a vote today, it doesn't determine what projects and things can be brought to the Rec Center.

Debbie Wright spoke to the Council next. She had spoken to the manager at Centralia Rec Center and wanted to share that information. They have 6 lanes and hold many swim meets which brings in revenue from entry fees, concession stand, selling t-shirts, etc. Money from swimming lessons and area schools using the pool during the school year brings in revenue. There are also water exercise classes, birthday swim parties, and lap swimming which bring in additional revenue. She stated these things need larger pools with six lanes. With a 30-million-dollar price tag, she believes Mt. Vernon should have a first-class swimming pool, exercise center, and gym.

Leah Mooney spoke next in favor of a six-lane swimming pool. She said she is a home school parent and mother of a special needs child who participates in Special Olympics. Once our pools close in the summer, they have to drive to Centralia to swim. She also said the JC Jets would be able to host Special Olympic events here which would benefit our City. The high school would benefit, along with shopping center and restaurants.

PRESENTATION AND DISCUSSION ON INDOOR RECREATION CENTER DESIGN

City Manager Nathan McKenna stated that the City's original budget for the Rec Center was \$20,800,00 for the construction, with a total budget of \$26,000,000. That was what the contract with Holland Construction and FGM were based off of. At that time, the City was hopeful that it would include a 50,000 square foot building. In order to get everything being considered, the size has been increased. There are 4 options to consider. All 4 options are the same except for the aquatic center. The base bid includes a four-lane swimming pool, 2 full court basketball courts, locker room, family changing rooms, child watch room, community room with a kitchen component to it, public restrooms, office space for the Parks Department, and common areas. The second floor has an elevated walking track, fitness center and two exercise rooms for fitness classes. The base bid total based off of preliminary construction is \$26,992,729, that does not include any of the owners' costs which includes architect fees, furnishings, and interior.

City Council Member Donte Moore asked what makes up the owners' costs. City Manager McKenna stated that it would include construction testing, geotechnical work, pre-construction fees for Holland, gas and electric fees, fitness equipment for the facility, furnishings, and the design work. Adding those costs in, the total would be \$30,891,453.

City Council Member Joe Gliosci stated that the Council approved a plan to issue \$30 million in bonds based on initial estimates to build the Rec Center and that has been completed.

City Manager McKenna then turned the meeting over to David Kehm with FGM and Greg Goette with Holland Construction to go through the different design options. They had furnished the different design plans to the Council and had those also available for the members of the public who were present. All four options included two full-size basketball courts, locker rooms, family changing rooms, a children's room, a community room with a kitchen, restrooms, office space, common areas, and a second floor with an elevated walking track, fitness center, and two exercise rooms. The main difference with the options was with the aquatic facilities. Copies of the different options and the estimated costs for the different options are attached to these minutes. McKenna stated the third gym option has been included to be bid as an alternate.

There was a lengthy discussion after all of the design plans had been presented. Additional comments were made by Council Members, Holland Construction, and FGM in response to questions and comments from the audience members.

Council Member Donte Moore spoke in favor of the six-lane pool options, as well as adding a third basketball court. He stated the City could use reserve funding to cover overages stating that the current budget shows 11-1/2 months of funding in reserve.

Mayor John Lewis stated that the current budget shows about 6.7 months in reserve and that the budget year could end with as much as 11.9 months in reserve, however that is not for sure. He stated the best practice is for the City to have 6 to 12 months of funding in reserve. He pointed out that the City's position is solid now but there are looming costs including EPA requirements to spend \$10 million on the sewer plant, the need for a new fire station, and upgrades needed at City Hall.

Council Member Joe Gliosci added that the State is in the middle of developing the interstate and that could affect the amount of money coming in for the next year while that is being developed so that is an unknown factor in the amount of income for the City.

Council Members and representatives from Holland Construction and FGM answered additional questions from the audience members present. Different options and cost for additions to the base bid were discussed.

Council Member Jay Tate stated that we need to move forward and went on to make a motion to accept Option 2 of the design plan with a 6-lane pool and two bodies of water at a cost of \$34,206,244.09. Second by Donte Moore. Yeas: Moore and Tate. Nays: Gliosci, Young, and Lewis. The nays have it and the motion fails.

Council Member Jay Tate then made a motion to accept the original base bid of approximately \$30,891,453.00 for the 4-lane pool and one body of water. Second by Joe Gliosci. Yeas: Gliosci, Young, Tate, and Lewis. Nays: Moore. Motion passes.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

Council Member Joe Gliosci motion to adjourn. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Tate, Young, and Lewis.

The meeting was adjourned at 5:43 p.m.

Respectfully submitted,



Becky Barbour
City Clerk



A Better Way
• TO BUILD •

April 6, 2026
City of Mt. Vernon
1100 Main Street
Mt. Vernon, IL 62864

RE: Mt. Vernon Indoor Recreation Facility

Mr. McKenna,

Thank you for the opportunity to work with you and your team on the Mt. Vernon Indoor Recreation Facility project. Please find our Schematic Design Cost Opinion that was developed based on the 100% Schematic Design Documents provided by FGM dated 2/27/2026 and received on 3/2/2026.

Our Summary of Costs for the base bid is as follows:

1. Mt. Vernon Rec Center Construction: \$26,992,729
 2. Owner Costs: \$3,898,724
- TOTAL SCHEMATIC DESIGN BUDGET: \$30,891,453
Add Additional Gym as Shown: \$3,031,815
TOTAL SCHEMATIC DESIGN BUDGET WITH GYM ALTERNATE: \$33,923,268
- The pool additions from the base bid are as follows based on the drawing dated 3/3/26 titled Lap Lane addition Options 26.03.17:
 - Option 1: Outdoor slide, 6 lap lanes, zero entry kids pool, lazy river: ADD \$2,414,932
 - Option 2: Outdoor slide, 6 lap lanes, zero entry kids pool, lazy river: ADD \$2,639,290
 - Option 3: Indoor slide, 6 lap lanes, zero entry kids pool, lazy river: ADD \$3,196,408

We provide the following value engineering suggestions to reduce the building costs:

1. Alternate to remove the thin brick from the precast panels, deduct: \$182,307
2. Alternate to remove the front canopy overhang, deduct: \$277,421
3. Alternate to reduce the overall square footage by 8,752 to get back to program square footage, deduct: \$3,921,833
4. Alternate to use electric re-heat VAV in lieu of hot water reheat, deduct: \$490,113
5. Alternate to remove tile from base bid pool, deduct: \$112,027
6. Alternate to remove tile and add polished concrete at the common areas, deduct: \$56,681
7. Alternate to remove Epoxy from the pool deck, deduct: \$84,680

The owner costs items are included in the pricing shown above based on the following costs:

- Construction Testing: \$100,000
- Geotechnical Investigation: \$15,000
- **Permitting: No Costs Included**
- **Plan Review: No Costs Included**
- **Fire Permit: No Costs Included**
- Preconstruction: \$125,144
- Gas Line Fees: \$50,000
- Electric Company Fees: \$50,000
- Fitness Equipment Budget: \$450,000
- Builder's Risk Insurance: \$65,000
- Furniture: \$656,244
- Design Budget: \$2,387,336

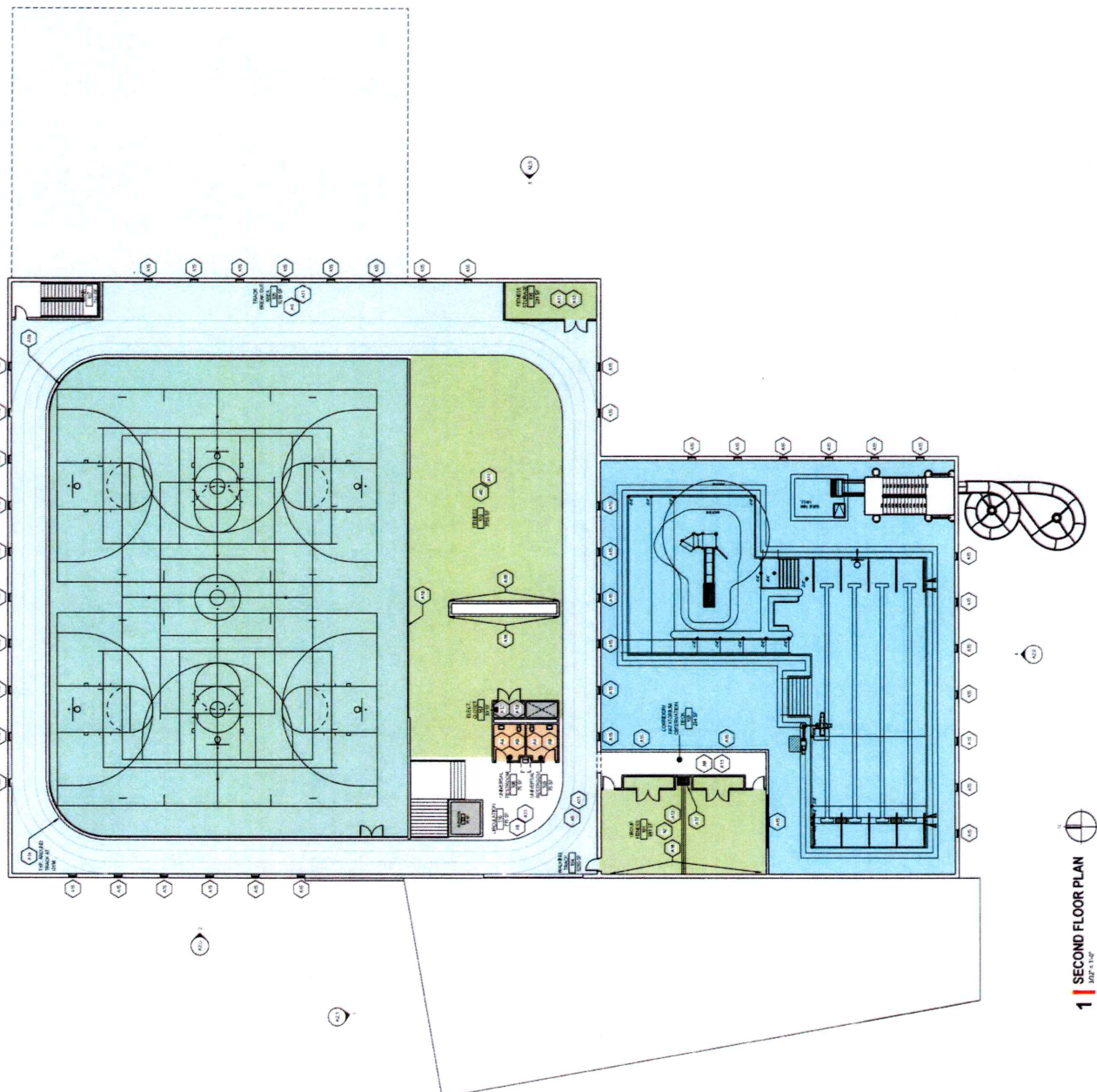
Sincerely,

Nathan Munie
Preconstruction Project Director



FLOOR PLAN KEYED NOTES

NO.	DESCRIPTION
01	SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
02	SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
03	SEE ARCHITECT'S SPECIFICATIONS FOR FURNITURE.
04	SEE ARCHITECT'S SPECIFICATIONS FOR EQUIPMENT.
05	SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL SYSTEMS.
06	SEE ARCHITECT'S SPECIFICATIONS FOR ELECTRICAL SYSTEMS.
07	SEE ARCHITECT'S SPECIFICATIONS FOR PLUMBING SYSTEMS.
08	SEE ARCHITECT'S SPECIFICATIONS FOR FIRE PROTECTION SYSTEMS.
09	SEE ARCHITECT'S SPECIFICATIONS FOR ACCESSIBILITY.
10	SEE ARCHITECT'S SPECIFICATIONS FOR SIGNAGE.
11	SEE ARCHITECT'S SPECIFICATIONS FOR SECURITY SYSTEMS.
12	SEE ARCHITECT'S SPECIFICATIONS FOR AV SYSTEMS.
13	SEE ARCHITECT'S SPECIFICATIONS FOR SPECIALTY FINISHES.
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100	SEE ARCHITECT'S SPECIFICATIONS FOR SPECIALTY EQUIPMENT.



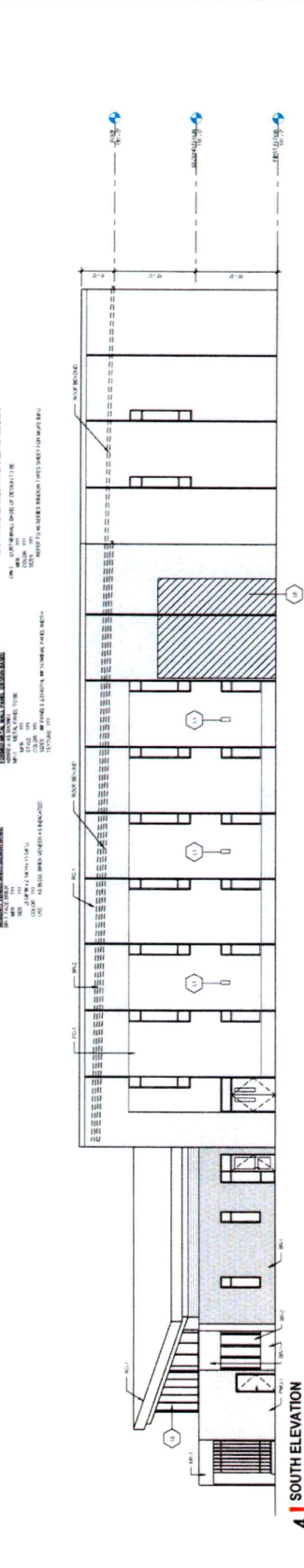
1 | SECOND FLOOR PLAN
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EXTERIOR ELEVATIONS KEYED NOTES

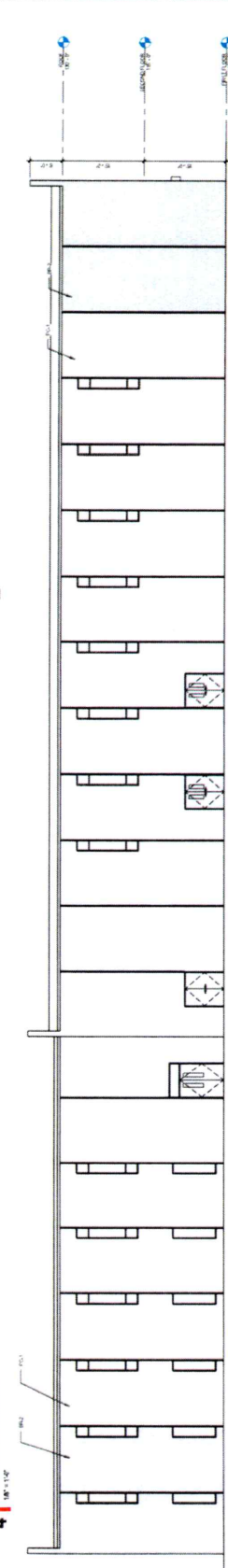
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2. SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING SYSTEMS.
4. SEE ARCHITECTURAL SPECIFICATIONS FOR SIGNAGE.

EXTERIOR MATERIALS & LEGEND

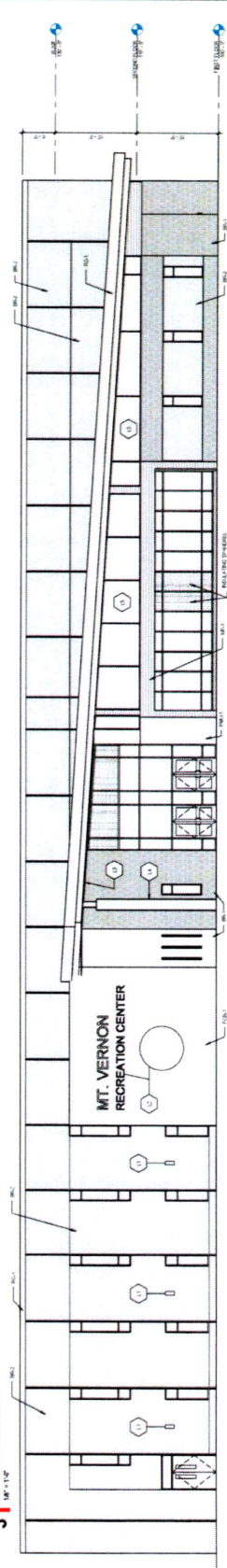
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[Symbol]	GLAZED ALUMINUM DOOR
[Symbol]	GLAZED ALUMINUM SKYLIGHT
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[Symbol]	GLAZED ALUMINUM TRANSOM WITH GLASS BLOCK AND GLASS BRICK
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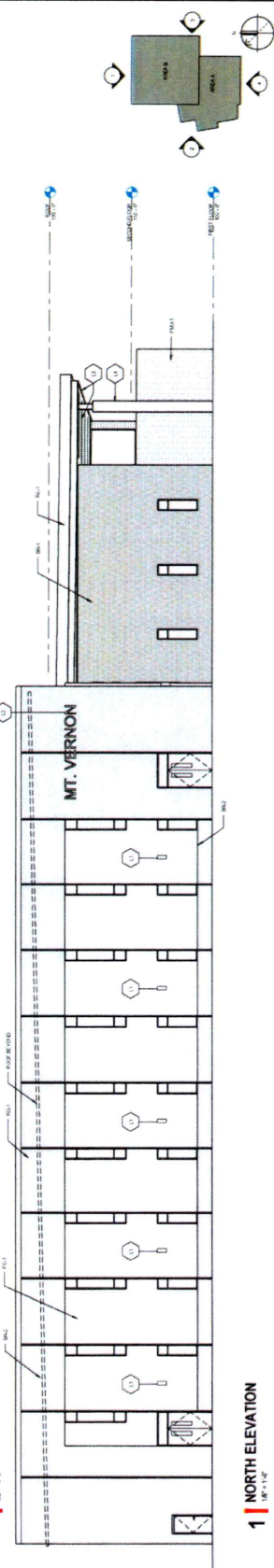
4 SOUTH ELEVATION
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3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

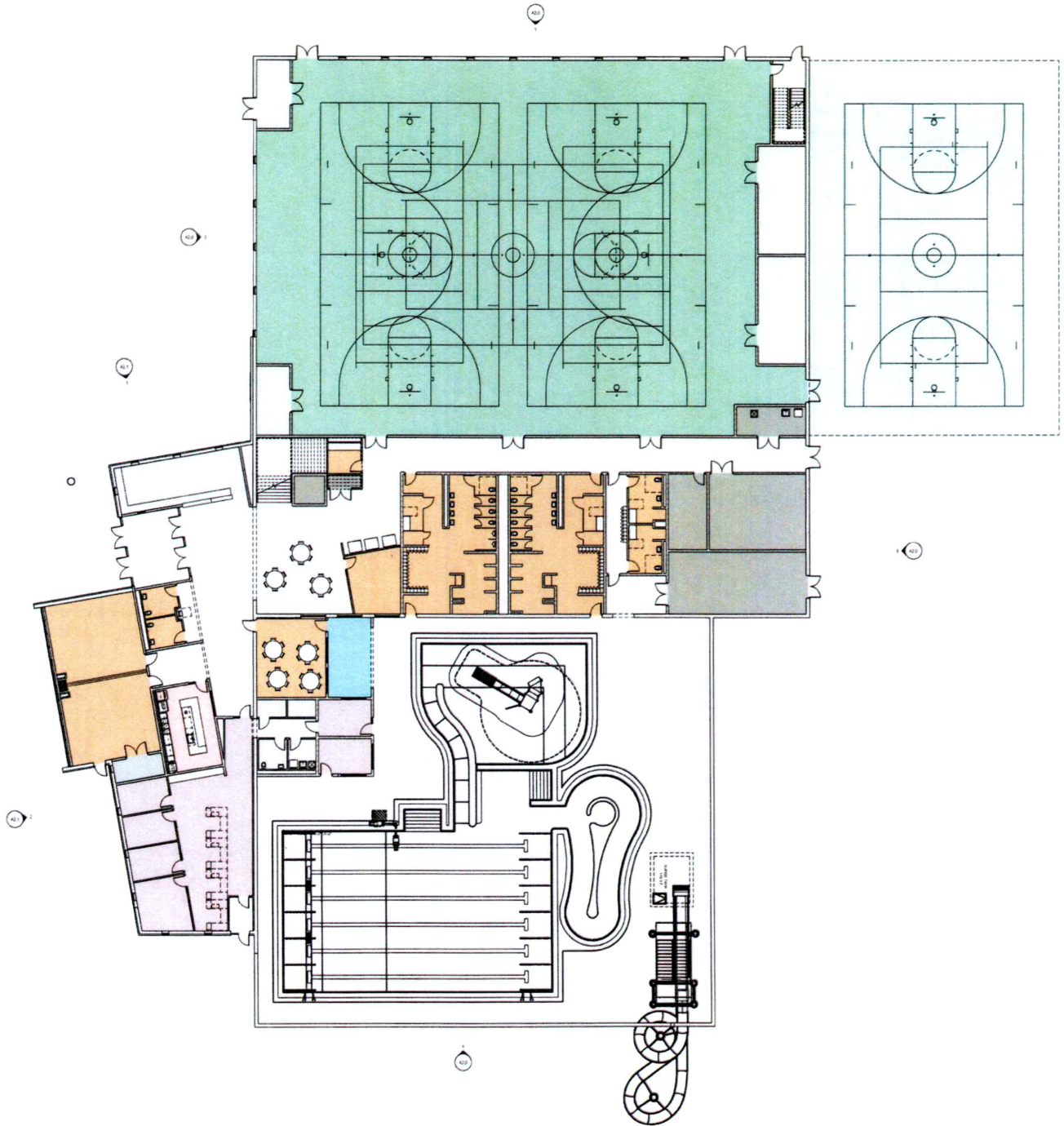
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MT. VERNON INDOOR RECREATION FACILITY

34TH STREET, MT. VERNON, IL 62864

CITY OF MT. VERNON
Job No. 25-4332.01
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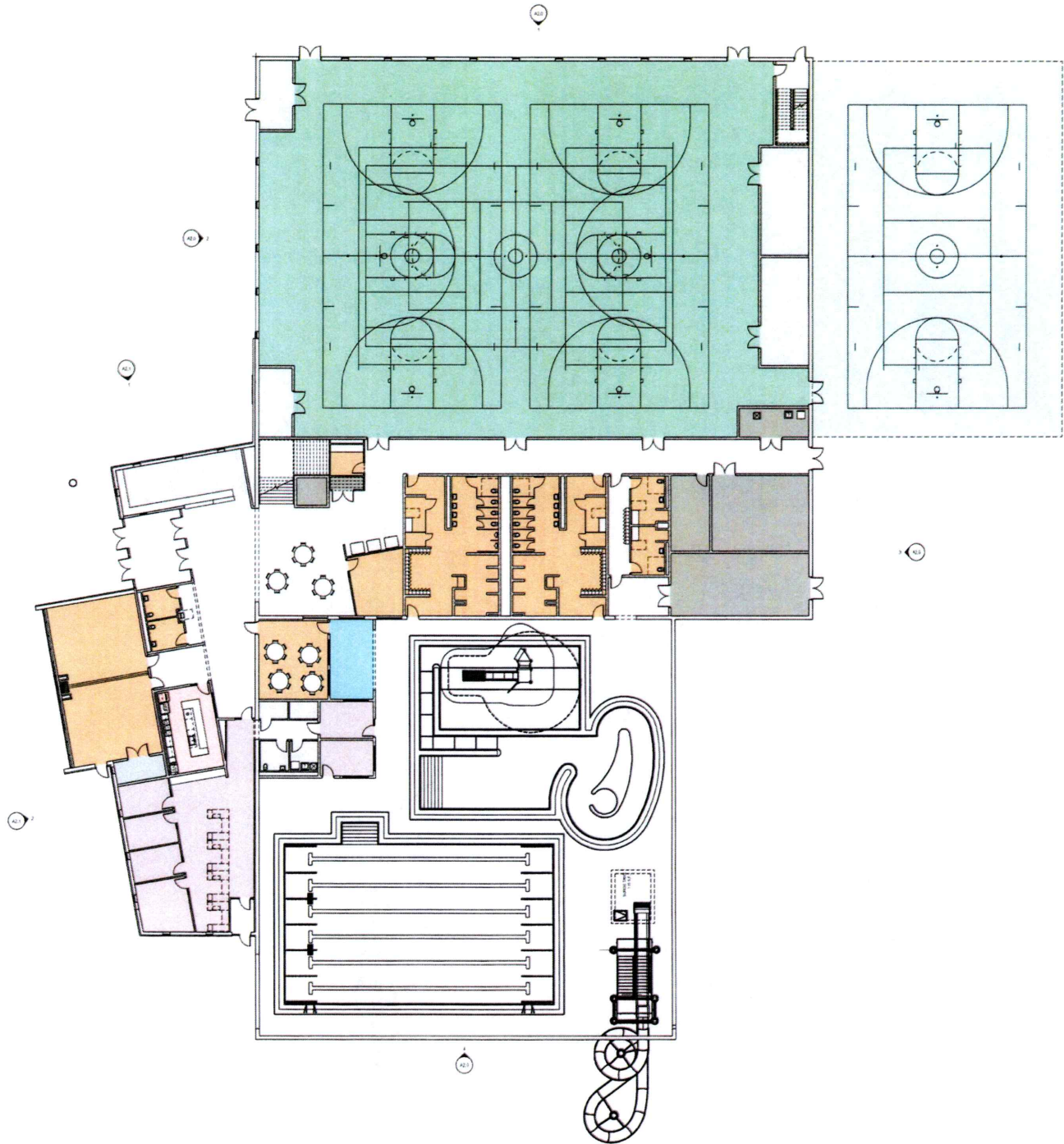


6 LAP LANE POOL OPT. 1

MT. VERNON INDOOR RECREATION FACILITY

34TH STREET, MT. VERNON, IL 62864

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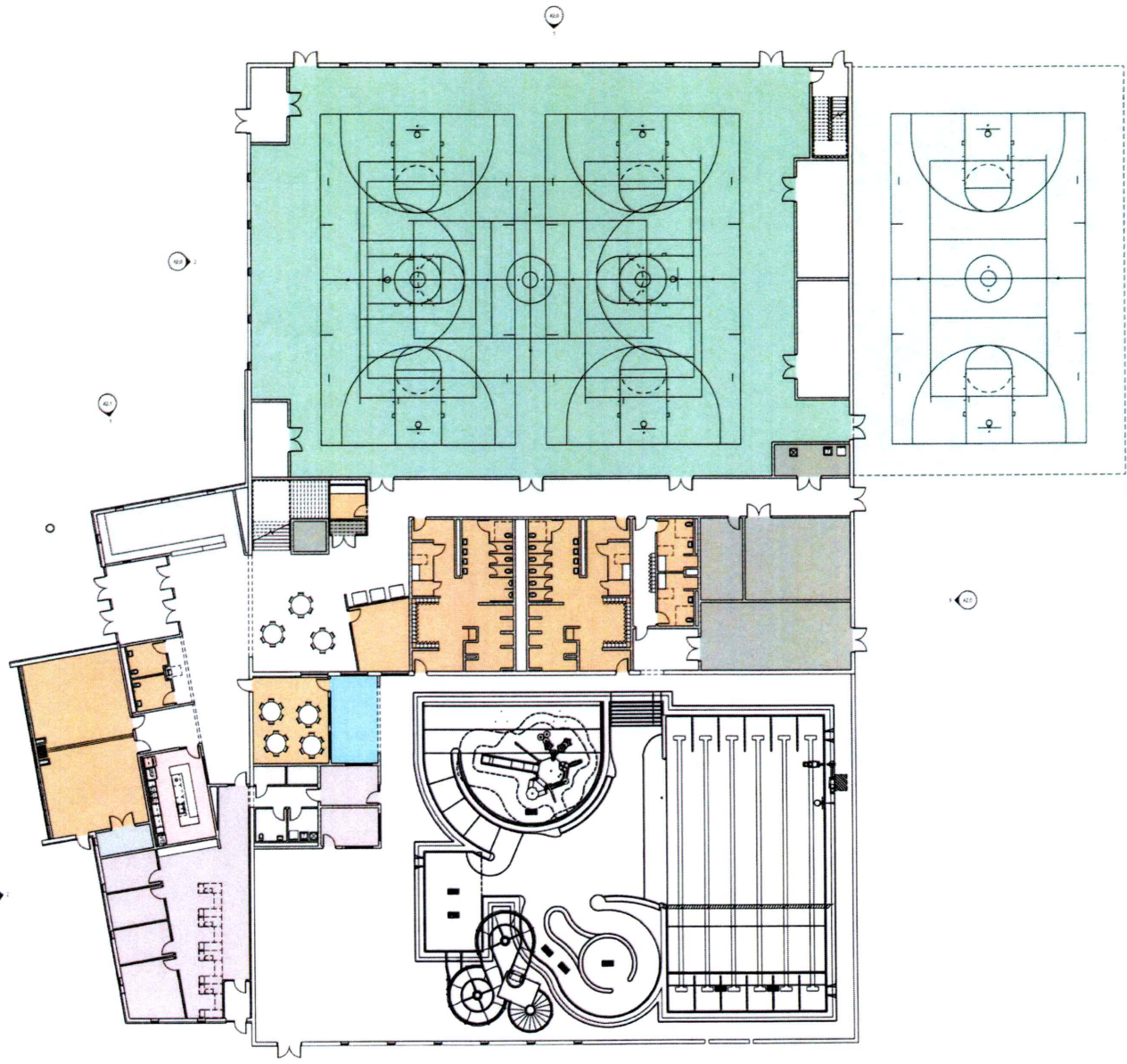


6 LAP LANE POOL OPT. 2

MT. VERNON INDOOR RECREATION FACILITY

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6 LAP LANE POOL OPT. 3

