

*Jerilee Hopkins*  
City Clerk



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**City of Mt. Vernon, Illinois  
Public Hearing  
Tuesday, September 6, 2016  
6:30 p.m.**

Mayor Mary Jane Chesley called the Public Hearing to order at 6:30 p.m. in the Rolland W. Lewis Community Building, Veterans Park, 800 South 27<sup>th</sup> Street, Mt. Vernon, IL. The Public Hearing was to inform the public of the proposed application to the Department of Commerce and Economic Opportunity and to the Illinois Housing Development Authority for Housing Rehabilitation Grants to provide safe and sanitary housing for low to moderate income persons within the target area of the City of Mt. Vernon. Typical repairs under this program include, but are not limited to, plumbing and electrical upgrades, door and window replacements, roof repair and new heating systems. The target area to be included in the grant is from South 1<sup>st</sup> to South 4<sup>th</sup> Streets from Broadway to Castleton Avenue.

Crosswalk Community Action Agency of West Frankfort, IL, administers the grants. Mayor Chesley noted how much the City appreciates what Crosswalk has done in the past.

The Public Meeting was adjourned at 6:56 p.m.

**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Tuesday, September 6, 2016  
7:00 p.m.**

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Tuesday, September 6, 2016, 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 Father Ben Hankinson of Trinity Episcopal Church.

The Pledge of Allegiance was recited.

**ROLL CALL**

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

### PRESENTATION OF JOURNALS

The Journals for the August 11, 2016 City Council Workshop Meeting and the August 15, 2016 Regular City Council Meeting were presented to Council for any additions, deletions or corrections. **Council Member Moore made a motion to approve the Journals as presented. Seconded by Council Member May. Yeas: May, Moore, McEnaney, 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 asked City Manager, Mary Ellen Bechtel, to clarify the following items: #2 Butler Supply - \$5,888.71 – 42<sup>nd</sup> and Veterans stop light materials. The stoplights are expected to be working tomorrow. #9 Hiller Separation & Process - \$41,861.92 – spare scroll for Sewer Treatment Plant funded by charge to CTNA for excess suspended solids. This part will be available should the scroll stop working in the future. #20 Mt. Vernon Winnelson - \$2,141.85 – various storm pipe for Public Works and Public Utilities Department. This pipe was used for budgeted repairs. #22 Rend Lake Conservancy District - \$20,965.00 – TEAM valve insertion at General Tire. Replacement of the valve and meter was completed during the scheduled shutdown at General Tire – July 5-8. May remarked that it appears the amount of overtime hours worked by City workers are reducing. Bechtel observed that all departments are striving to lower the overtime hours worked. Council Member McEnaney requested clarification on the following items: #1 Altec Industries - \$8,555.92 – Annual inspection of bucket truck in Public Works. The front hydraulic lines were cut so they were repaired along with the annual inspection. #14 Jefferson County Development Corporation - \$50,000.00 – 2<sup>nd</sup> Distribution of funding per 2016/2017 Budget. The City's annual contribution to JCDC for economic development services in the amount of \$150,000.00. This is the second installment. #17 Krehbiel & Associates - \$48,000.00 – Audit expenses through August for fiscal year end 4/30/2016. The audit is expected to be presented to the Council at the second meeting in September.

**Council Member May made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$947,919.13. Seconded by Council Member Piper. Yeas: May, Moore, McEnaney, Piper and Chesley.**

### BIDS & QUOTES

City Manager Bechtel presented for Council's consideration the bid results that were received for the 12th Street Sidewalk and Curb Project. This project was budgeted in the Special Service Area #1 budget in the amount of \$20,000. A total of four (4) bidders supplied bids for the project. The following outlines the list of bidders:

<u>Bidder</u>	<u>Bid Amount</u>
Rollie Excavating, Woodlawn, IL	\$24,113.50
Evrard-Strang Const., Marion, IL	\$75,618.60
Samron Midwest Contracting, Murphysboro, IL	\$63,756.00
Bevis Construction, Mt. Vernon, IL	\$108,000.00

Bechtel recommended that the project be awarded to the low bidder, Rollie Excavating, Woodlawn, IL, for \$24,113.50. The bid is \$4,113.50 over the budget amount but can be paid for out of the public works downtown budget. This account is used to purchase any items for downtown including repairs and landscaping needs.

**Council Member McEnaney made a motion to approve the bid amount of \$24,113.50 from Rollie Excavating, Woodlawn, IL, for the 12<sup>th</sup> Street Sidewalk and Curb Project. Seconded by Council Member Moore. Yeas: May, Moore, McEnaney, Piper and Chesley.**

Bechtel presented for Council's consideration Permission to Seek Bids for Asbestos and Mold Abatement at City Hall. The removal and abatement of asbestos and mold will be paid for with 2012 bond funds. It is estimated to cost about \$125,000.00.

**Council Member Piper made a motion to grant Permission to Seek Bids for Asbestos and Mold Abatement at City Hall. Seconded by Council Member McEnaney. Yeas: May, McEnaney, Moore, Piper and Chesley.**

**CITY MANAGER**

Bechtel presented for Council's consideration a Consent of Assignment for Property at Miller Lake. Mrs. Beckman agrees to a partial assignment of real estate she leases at Miller Lake to Nobel Y. Dowell, Jr. and Julie Gieselman. This transaction was reviewed and approved by the Park Board.

**Council Member Piper made a motion to approve a Consent of Assignment for Property at Miller Lake. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.**

City Engineer Brad Ruble was unable to attend the meeting. Quinn Krug, an engineer and member of Ruble's staff, presented the Capital Projects Report:

**CAPITAL PROJECTS REPORT**

GENERAL SUMMARY OF PROJECT STATUS – September 2016

**TRANSPORTATION**

<i>Project</i>	<i>Cost</i>	<i>Work Phase</i>	<i>% Complete</i>	<i>Est. Compl. Date</i>	<i>Notes</i>
42 <sup>nd</sup> St. Reconst. (Victoria to Ridgview)	4.0 M	Design(HMG) Const.(Baxmeyer)	100%	COMPLETED	Ribbon cutting on August 26, 2016.
N. 27 <sup>th</sup> / Old Union Rd.	2.0 M	Design(HMG) Construction(Baxmeyer)	100% 0%	Complete 2 <sup>nd</sup> Q 2017	Project has begun. Water line has been relocated and tree removal has begun.
Perkins Avenue (10 <sup>th</sup> to 12 <sup>th</sup> )	1.0 M	Design(Horner/Shifrin) Construction(Baxmeyer)	100% 30%	Complete 3 <sup>rd</sup> Q 2016	Underground tank removal is complete. Water line replacement should be completed by end of week. Installation of manholes should start next week.
42 <sup>nd</sup> at Veterans Signals	225 K	Design(HMG) Const.(Public Works)	100% 10%	1 <sup>st</sup> Q 2016 3 <sup>rd</sup> Q 2016	Public Works department is doing work.
Fairfield Road Resurfacing	1.2 M 80% IDOT	Design(Roundtable) Const. (SI Asphalt)	100% 10%	2 <sup>nd</sup> Q 2016 4 <sup>th</sup> Q 2016	Sidewalk work and drainage improvements are complete. Paving to begin soon.
Route 15 Overlay Broadway and Main	70 K City 1.7 M IDOT	Design Construction	Unknown 0%	Jan. 2017 Summer 2017	This is an IDOT project. Begins just east of Fairfield Rd. and extends to 15 <sup>th</sup> Street going both east bound and west bound.
Phoenix Modular Temp. Road	70 K	Design (City) Construction	100% 100%	Mid July 2016	Project is complete.

**SEWER**

<i>Project</i>	<i>Cost</i>	<i>Work Phase</i>	<i>% Complete</i>	<i>Est. Compl. Date</i>	<i>Notes</i>
Lift Station 14 Force main Replacement	1.2 M	Design(HMG) Construction	95% 0%	As needed Unknown	Have requested proposals from various engineering firms.
Lift Station 14 Station Replacement	2.0 M	Design(N/A) Construction	0% 0%	Pending	Getting qualifications from designers to select design firm.

**SIDEWALKS / TRAILS**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Wilshire Sidewalk (Richview to Old Union)	190 K	Design(Rhutasel) Construction	95% 0%	4 <sup>th</sup> Q 2015 4 <sup>th</sup> Q 2016	Easement acquisition has begun. 10 out of 27 have been gotten. All have been mailed out.
*-SRTS Airport Rd. and McCauley	360 K 154K IDOT	Design(RoundTable) Const. (Not Selected)	100% 0%	2 <sup>nd</sup> Q 2016 4 <sup>th</sup> Q 2016	September IDOT bid. Easement acquisition has started.

**WATER**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Broadway & Main Water Phase 1	1.85 M	Design(RoundTable) Construction	100% 90%	Complete Aug. 2016	All water services and fire lines completed and minor clean-up left to do.
Broadway & Main Water Phase 2	1.0 M	Design(RoundTable) Construction	100% 0%	2 <sup>nd</sup> Q 2016 April 2017	Installation of 8" main has begun.
S. 44 <sup>th</sup> Street Replacement	200 K	Design (Rhutasel) Construction	95% 0%	June 2016 4 <sup>th</sup> Q 2016	Haeir plumbing has been awarded contracts. Work to begin after contracts executed.

**INDUSTRIAL PARK INFRASTRUCTURE**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Roads	7.3 M all project	Design(HMG) Construction	90% 0%	4 <sup>th</sup> Q 2016 2 <sup>nd</sup> Q 2018	Detailed design work has begun. North Industrial Drive, South Industrial Drive, Shiloh Drive, and Sparrow Lane.
Water & Sewer	85K Tarp, 1.285M EDP, 3.25M EDA	Design(HMG) Construction	100% 0%	1 <sup>st</sup> Q 2016 2 <sup>nd</sup> Q 2017	Water / sewer out for bid soon.

Nathan McKenna, Assistant to the City Manager, presented the programmatic report:

**CITY PROGRAMMATIC REPORT**

GENERAL SUMMARY OF PROJECT STATUS – September 2016

Project	Work Phase	Act. / Est. Cost	% Complete	Est. Compl. Date	Notes
Surplus Property	Review	N/A	N/A	Ongoing	After receiving significant interest in the Mow to Own program, to date we have one person signed to participate. Recently surplus property was out for bid, however we received no bids on them. They will be added to the surplus list for sale on a first come basis.
Housing Demolition	Demolition	57K		Ongoing	All 14 structures on the last list are down, dirt work remains on 1 lot. Contractor should be done this week. Inspections department has recently received word that the owners of the former Burger King at the corner of 34 <sup>th</sup> and Broadway has contracted with a local contractor to demolish the building.
IT Improvements	Planning	N/A		Fall 2016	Preliminary Design of the new City website is near completion. Collecting information for content from departments.
City Hall Improvements	Review	1.2 M		Ongoing	Asking Council permission to seek bids on the mold and asbestos abatement at City Hall. Meeting with Contractor to discuss and prioritize needed improvements to City Hall.
Lincoln Park Addition	Planning Construction	1.6M	100%	TBD	Grant has been removed from suspended list. Project was previously bid out and awarded to Fager-McGee Construction.
Armory / Market	Design Construction	N/A 2M	100% 0%	TBD	Grant has been removed from suspended list. Waiting for signed agreement from IDNR before proceeding. Meeting was held to update Contractor and Architect on moving forward.

**CITY ATTORNEY**

City Attorney Bill Howard presented for Council’s consideration a First Reading of an Ordinance Establishing Water and Sewer Rates and Implementing a Capital Improvement Fee Dedicated to Public Utilities Capital Improvements. Bechtel noted that certain facilities and lines within the water and sewer system of the City have been in service beyond their projected useful life and are obsolete or in need of substantial repair. In addition, the City is incurring substantial financial losses arising from leakage and from frequent repair of antiquated lines. City Council has determined that increases of water and sewer rates (2%) and the assessment of a Capital Improvement Fee (tiered rate meter fee) to provide funds to make capital improvements are required to preserve the integrity of the water and sewer system of the City. If approved, the new rates and the capital improvement fee will be effective November 1, 2016.

Bechtel presented worksheets based upon the meetings and feedback from the Council for financing the public utilities improvements: water infrastructure improvement, water tower improvements, water and sewer line replacements, water meter replacements, manhole replacements, and water line relining. The CDAP grant match of \$150,000 for every other year is included along with the IEPA loan with an interest rate is 1.75% for water and sewer projects. The proposed improvement plan is a long term strategy for repairing and replacing the City’s public utilities.

Mayor Chesley proposed lowering the meter fee (Capital Improvement Fee) to \$10.00, rather than \$12.00.

METER FEE BY SIZE OF METER — TIERED RATE					
	Pipe	Meters	Monthly	Total Monthly Income	Total Annual Income
Residential	5/8"	5435	\$12.00	\$65,220.00	\$782,640.00
	3/4"	60	12.00	720.00	8,640.00
	1"	103	18.00	1,854.00	22,248.00
	2"	8	24.00	192.00	2,304.00
	6"	2	48.00	96.00	1,152.00
Commercial	5/8"	684	25.00	17,100.00	205,200.00
	3/4"	28	25.00	700.00	8,400.00
	1"	103	25.00	2,575.00	30,900.00
	1.5"	86	37.50	3,225.00	38,700.00
	2"	8	56.25	450.00	5,400.00
	3"	57	84.38	4,809.66	57,715.92
	4"	23	126.57	2,911.11	34,933.32
	6'	1	190.47	190.47	2,285.64
Government	5/8"	6	25.00	150.00	1,800.00
	3/4"	2	25.00	50.00	600.00
	1 1/2"	1	37.50	37.50	450.00
	2"	9	56.25	506.25	6,075.00
	3"	2	84.38	168.76	2,025.12
	4"	5	126.57	632.85	7,594.20
	6"	3	190.47	571.41	6,856.92
				\$102,160.01	\$1,225,920.12

Jim Rippey suggested an independent study be performed by professionals to analyze the City’s water and sewer system.

Ray Botch recommended that a ½% sales tax be adopted to finance the water system repairs. He also suggested a blue ribbon committee be appointed to analyze the City’s water system.

Jere Shaw shared his concerns about the funding and prioritizing the repairs to the water system.

James Harris referred to a letter published in the Register News about the advantages of a tax increase to cover the repairs.

Mike Bullard read a statement from the Concerned Citizens of Jefferson County on behalf of Dan Black.

John Menke referred to an email he sent to the City Council. He would support Mr. Botch's sales tax increase to fund the water improvements.

2% and \$15.00/mo. meter charge	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
<b>EXPENSES -</b>											
Water Modeling Study	10,000										
Equipment	160,000				50,000						
Telemetry	85,000				10,000						
CDAP Grant Match: (\$800,000 project)		150,000		150,000		150,000		150,000		150,000	
Opdyke Tower PIT	80,693										
Opdyke Tower Maintenance	600,000										
Eagle Court Tower Maintenance	500,000	500,000									
L & N Tower Maintenance	450,000		450,000								
Times Square Mall/Maintenance						50,000					
# 14 Lift Station REPLACE	2,000,000										
Force Mains # 14 REPLACE	1,200,000										
Force main # 1 (Maple)	1,500,000	1,500,000									
Force main # 7 Wagner	200,000	200,000									
Cast Iron Water Main											
514,272 LF @ \$95. LF	48,855,840						386,750				
12th Street- Maple to Veterans	424,700						67,500				
Grand Alley - Newby to VMD	318,750						55,800				
Short Street - Shawnee to Welkins	39,000						64,600				
Casery Ave - 12th to 1st	310,000						290,160				
Perkins Ave - Shawnee to 26th	483,600						204,600				
Filter Plant- plant to Lak Street	150,000						83,080				
Fountain Place- RR 37 - End	89,900						224,600				
Industrial Drive - Dogwood to White Oak	187,000						198,400				
Benton Rd - Veterans to Woodland Dr.							10,000				
Central Ave - 34th to Spruce							63,740				
11th Street- Main to North							28,520				
Veterans Memorial - 10th - 12th							21,000				
22nd St. - Broadway to Jones							257,300				
20th Street- College to Forest							195,300				
Highland Drive - Warren to Highland View							167,400				
18th Street- Perkins to Broadway							248,806				
21st St. - Lamar to College											
Harrison St - 12th to RR Tracks											
Opdyke - Caselton to Gee											
19th St. - Logan to College											
15th St. - Broadway to Logan											
17th Street - Conger to Lamar											
n. 7th Street - Conger to Perkins											
n. 7th Street - Main to End											
S. 9th St. - Conger to VMD											
N. 9th St. - Taylor to Casey											
Cherry - 12th - 24th St.											
24th St. - Wescott to Broadway											
13 th - VMD to Wescott											
Warren Ave. - Tolle Rd. - Salem Rd.											
Shawnee St. - Short to Vanex											
26th St. - Perkins to Conger											
10th St. - VMD to RR											
44th - Broadway to Winery											
			327,360								
			50,840								
			187,000								
			204,600								
			31,620								
			381,600								
			107,750								







City Attorney Howard presented for Council's consideration the First Reading of an Ordinance Authorizing Transfer of Surplus Property to Central Christian Church. Demolition of the dilapidated house would cost the City between \$8,000.00 and \$10,000.00. The church will take possession of the property and pay for the demolition.

**Council Member McEnaney made a motion to suspend the rules and adopt the Ordinance. Seconded by Council Member May. Yeas: May, McEnaney, Moore, Piper and Chesley. Council Member McEnaney made a motion to adopt Ordinance No. 2016-26 Authorizing Transfer of Surplus Property to Central Christian Church. Seconded by Council Member Piper. Yeas: May, McEnaney, Moore, Piper and Chesley.**

City Attorney Howard presented for Council's consideration a Resolution Approving Interagency Agreement with Jefferson County Health Department. This Agreement allows for cooperation between the City of Mt. Vernon and the Jefferson County Health Department in disaster planning operations and in sharing resources in regard to response operations.

**Council Member Piper made a motion to approve a Resolution Approving Interagency Agreement with Jefferson County Health Department. Seconded by Council Member May. Yeas: May, McEnaney, Moore, Piper and Chesley.**

City Attorney Howard presented for Council consideration a Resolution Approving Support to Apply for a Community Development Assistance Program Grant. Crosswalk Community Action Agency administers this grant for the City. The Public Hearing was held before tonight's Council meeting.

**Council Member McEnaney made a motion to approve a Resolution Approving Support to Apply for a Community Development Assistant Program Grant. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore, Piper and Chesley.**

#### MAYOR

Mayor Chesley presented a Proclamation Celebrating the 40<sup>th</sup> Anniversary of Cedarhurst Craft Fair to Cedarhurst staff.

The Mayor outlined all the exciting awards and events throughout the City.

Doug McFarland, General Manager for Republic Services, appeared to present the Republic Rewards Grant to the Jefferson County Historical Society in the amount of \$5,000.00.

#### CITY COUNCIL

Council Member Moore announced that Town Hall meetings will be held on September 13 at 5 p.m. at the Rolland W. Lewis Community Building; September 15, 2016 at 7 p.m. at the Rolland W. Lewis Community Building; and September 16 at 9 a.m. at City Hall, to discuss funding for the water and sewer system repairs and improvements.

Council Member McEnaney thanked the staff for the hard work in developing the water and sewer system repairs and improvements plan.

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

Jim Rippy stated that new technology is available to identify problems with the water and sewer system and professionals should be called in to develop a plan for repairs.

Ray Botch questioned the amount of home rule sales tax? What are the operating costs for the Armory? How does the City plan to pay for the operating costs for the Armory? He asked to meet with the Mayor and Council to discuss his sales tax plan for funding the water and sewer system repairs.

Jere Shaw commented about General Tire's presence and impact in the community.

**EXECUTIVE SESSION**

Bechtel requested an Executive Session pursuant to 5 ILCS 120/2(c)(5) the purchase of real estate. **Motion was made by Council Member McEnaney to go into Executive Session. Seconded by Council Member Piper. Yeas: May, McEnaney, Moore, Piper and Chesley.**

**ADJOURNMENT**

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

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk