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**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, October 3, 2016  
7:00 p.m.**

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, October 3, 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 Rev. Rachel Helgeson of the First Presbyterian Church.

The Pledge of Allegiance was recited.

**ROLL CALL**

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

**PRESENTATION OF JOURNALS**

The Journals for the September 19, 2016 Regular City Council Meeting and the September 26, 2016 Special City Council Meeting were presented to Council for any additions, deletions or corrections. **Council Member Piper made a motion to approve the Journals as presented. Seconded by Council Member Moore. Yeas: Moore, McEnaney, Piper and Chesley. Absent: May.**

**APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Members asked City Manager, Mary Ellen Bechtel, to clarify the following items: #3 Barry Stephen Dent - \$21,350.00 – Downtown TIF reimbursement. Mr. & Mrs. Dent are renovating the apartment building located at 715 Main Street. This is for the façade improvements. They plan to apply for TIF benefits to renovate the interior of the building. #4 Baxmeyer Construction - \$185,824.00 – Construction of North 42<sup>nd</sup> Street from Richview Road to Victoria Avenue. This is the last payment for the road reconstruction. The project is complete and came in about \$200,000.00 under budget (\$3,005,000.00). #11 J K Trotter and Sons - \$102,847.50 – Broadway and Main Street Water Line Phase 2 construction. This water main replacement project is on schedule. #14 Kenneth Hails - \$25,400.00 – Demolition of seven properties. Homes are demolished on a first come, first serve basis. Due to budget constraints, Bechtel noted that no further demolition will be done this fiscal year. She also noted that \$135,000.00 was budgeted but only about \$57,000.00 will be spent this year. #20 Union Metal Corporation - \$27,820.00 – Combination traffic poles for South 42<sup>nd</sup> Street and Veterans Memorial Drive. The traffic lights are installed

and operational. #23 Voss Electric - \$1,861.16 – Veterans Park memorial lighting to be reimbursed by Veteran’s Association. This is the Veterans’ Memorial located at the entrance to the Park.

**Council Member Piper made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,024,256.19. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

**BIDS & QUOTES**

City Manager Bechtel presented for Council’s consideration the Bid Results for the City Hall Basement Asbestos and Mold Remediation, as follows: There were five bids received for the base bid and four alternates. Bechtel recommended to accept the base bid and alternate #4 submitted by CENPRO Services in the amount of \$53,500.00 with an hourly rate of \$115.00 per hour. The following is the breakdown of the scope of work for the base bid and alternates.

BASE BID: Removal of asbestos containing thermal system insulation, select drywall systems and boiler insulation and asbestos contaminated contents from the basement areas within City Hall, beneath Fire Department and in the utilities tunnels.

ALTERNATE #1: Removal of asbestos containing thermal system insulation from the first and second floors within City Hall, Fire Department and other areas in City Hall.

ALTERNATE #2: Demolition, removal of asbestos containing interior boiler insulation and asbestos contaminated contents from the basement boiler room.

ALTERNATE #3: Removal and disposal of asbestos containing thermal systems insulation and asbestos contaminated debris from the City Hall Basement crawl space.

ALTERNATE #4: A loaded hourly rate that includes labor, materials, supplies, equipment, insurance, bonding, profit, overhead and disposal for additional work to be determined by the owner.

**ENVIRONMENTAL CONSULTANTS, LLC**

**CITY OF MT. VERNON**

**Bid Tabulation Results  
CITY HALL – REMEDIATION**

Bid Firm	Base Bid	Alternate Bid #1	Alternate Bid #2	Alternate Bid #3	Alternate Bid #4	Surety & Addenda	Submittals /Bid Signed
<b>CENPRO Services Madison, IL</b>	\$53,500	\$8,300	\$20,000	\$16,900	\$115/hr.	YES	YES
<b>General Waste Services, Inc. Alton, IL</b>	\$102,850	\$13,860	\$6,700	\$11,875	\$875/hr.	YES	YES
<b>AES, Inc. St. Louis, MO</b>	\$107,777	\$12,350	\$11,200	\$6,300	\$91/hr.	YES	YES
<b>Talbert ICS St. Louis, MO</b>	\$109,950	\$7,725	\$10,300	\$15,500	\$115/hr.	YES	YES
<b>Envirotech, Inc. St. Louis, MO</b>	\$136,000	\$21,998	\$19,423	\$21,362	\$115/hr.	YES	YES

**Council Member McEnaney made a motion to approve the City Manager’s recommendation to accept the bid submitted by CENPRO Services, of Madison, IL, in the amount of \$53,500.00 with an hourly rate of \$115.00 for the City Hall Basement Asbestos and Mold Remediation. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

**CITY MANAGER**

City Engineer Brad Ruble presented the Capital Projects Report:

**CAPITAL PROJECTS REPORT**

GENERAL SUMMARY OF PROJECT STATUS – October 2016

**TRANSPORTATION**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
N. 27 <sup>th</sup> / Old Union Rd.	2.0 M	Design(HMG) Construction(Baxmeyer)	100% 5%	Complete 2 <sup>nd</sup> Q 2017	Project has begun. Water line has been relocated and tree removal has begun. Storm Sewer install is beginning.
Perkins Avenue (10 <sup>th</sup> to 12 <sup>th</sup> )	1.0 M	Design(Horner/Shifrin) Construction(Baxmeyer)	100% 60%	Complete 1 <sup>st</sup> Q 2017	Two more storage tanks found. Relocating sanitary sewer now and hope to pave this month.
42 <sup>nd</sup> at Veterans Signals	225 K	Design(HMG) Const.(Public Works)	100% 100%	1 <sup>st</sup> Q 2016 Complete	Public Works department is doing work. Video detection software to be installed for better signal operation.
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 when they come in to town.
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.

**SEWER**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Lift Station 14 Force main Replacement	1.2 M	Design(HMG) Construction	95% 0%	As needed Unknown	Project is on stand still awaiting funding decisions
Lift Station 14 Station Replacement	2.0 M	Design(N/A) Construction	0% 0%	Pending	Getting qualifications from designers to select design firm.
S. 28 <sup>th</sup> and Jones St. Sanitary Sewer	150 K	Design(Roundtable) Construction	0% 0%	Pending	Round Table is awaiting our go ahead to begin design.

**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 again. Sending out for the third time now.
*-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	January IDOT letting. Project was pushed back due to adding further ditch enclosures.

**WATER**

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Broadway & Main Water Phase 1	1.85 M	Design(RoundTable) Construction	100% 100%	Complete Complete	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% 15%	2 <sup>nd</sup> Q 2016 April 2017	Installation of 8" main has begun. Working from the East to the West.
S. 44 <sup>th</sup> Street Replacement	200 K	Design (Rhutasel) Construction	95% 0%	June 2016 Nov. 2016	Haier Plumbing began the project last week.

**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 is progressing. 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 3 <sup>rd</sup> Q 2017	Water / sewer out for bid as soon as Federal approval of the site certification is approved.

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

**CITY PROGRAMMATIC REPORT**

GENERAL SUMMARY OF PROJECT STATUS – October 2016

<i>Project</i>	<i>Work Phase</i>	<i>Act. / Est. Cost</i>	<i>% Complete</i>	<i>Est. Compl. Date</i>	<i>Notes</i>
Surplus Property	Review	N/A	N/A	Ongoing	Compiling a list of recently acquired property to present to council for surplus at next council meeting. Showing the Eckels building to a potential buyer.
Housing Demolition	Demolition			Ongoing	Last round of demolition is complete. There is no future demolition projects scheduled at this time.
IT Improvements	Planning	N/A		Fall 2016	Working with Louder Design on completion of new city website. Basic design is complete and will be adjusted according to the content we are having included. Expected completion of the website is Mid to late October.
City Hall Improvements	Review	1.2 M		Ongoing	Bid Results were received for the mold and asbestos remediation. Remediation to be completed by November. McCoy and Howard will conduct the survey of the HVAC, electrical and plumbing in November.
Lincoln Park Addition	Planning Construction	1.6M	100%	TBD	Grant has been removed from suspended list (\$400K IDNR grant). Project was previously bid out and awarded to Fager-McGee Construction. This project awaits Council action.
Armory / Market	Design Construction	N/A 2M	100% 0%	TBD	Signed grant agreement(\$1.5 million) has been received from IDNR. Attended a pre-demolition meeting for the Salem Armory building. The Illinois National Guard and Capital Development Board included delivery of the two precast concrete eagles to the City of Mt. Vernon in the bidding of the project.

**CITY ATTORNEY**

City Attorney David Leggans presented for Council’s consideration the First Reading of an Ordinance Amending Article 1, Section 1.3, Subparagraph (k) of the Mt. Vernon Revised Code of Ordinances Establishing Rules for Public Participation. Bechtel noted that the public participation agenda item will be moved up on the agenda thereby allowing citizens to address the Council earlier in the meeting rather than at the end of the meeting. She summarized the proposed Ordinance:

- (a) Public Participation. Public Participation shall be permitted during the following portions of an open meeting of the City Council:
  - (1) Public Forum
  - (2) Public Hearing
  - (3) Invited Speakers
- (b) Any person who seeks to address the members of the City Council at any Regular Monthly Meeting of the City Council will be permitted to speak on any matter listed on the Agenda or on any other matter directly relevant to the business of the City of Mt. Vernon. Any person who seeks to address the members of the City Council at any Special Meeting or Workshop Meeting of the City Council will be permitted to speak only on the specific matter listed on the Agenda for the meeting.
- (c) Persons desiring to address the City Council during a Public Forum shall do so in compliance with the following requirements:
  - Persons desiring to speak during a Public Forum of a Regular Council Meeting shall be permitted to speak immediately after "Approval of the Journal for the Preceding Meeting".
  - Each person wishing to speak during the Public Participation portion of a meeting shall sign a Speaker's List at the meeting prior the start of the meeting and shall provide his or her name and the topic(s) to be discussed.
  - Prior to speaking, each person who has signed the Speaker's List must be recognized by the Mayor or by the designee of the Mayor.
  - Prior to speaking, each speaker, if physically able, shall stand at the designated podium and shall state his or her name for the record.
  - Public comments during the Public Participation portion of a meeting shall be limited to three (3) minutes per person and to thirty (30) total minutes per meeting for all speakers, unless extended by consent of a majority of the City Council members present at the meeting.

- Whenever any group of persons wishes to address the Council on the same subject matter, it shall be in order for the Mayor to encourage that a spokesperson be chosen from the group to address the Council.
- Speakers shall address their comments only to the entire City Council and not to an individual Council Member or the Mayor, nor to the City Manager or a staff member, nor to the audience.
- Neither the Mayor, a Council Member, City Manager, nor other City Official shall have any obligation to respond to any comment or question of any speaker.
- After a verbal warning, a person who refuses to comply with the provisions of this Ordinance regarding public participation may be directed to cease speaking and to leave the podium, and may also be asked to leave the meeting room; a person may be physically removed if the person fails to comply with a request if such failure interrupts, disturbs, or disrupts the orderly conduct of business during the meeting.
- Public Hearing. The rules applicable to the Public Forum shall generally apply to public hearings, except that public comments shall be limited to the matter subject of the Agenda for the public hearing and the time limitations for public participation shall not be restricted to thirty (30) minutes but shall be for such periods of time as determined necessary by the City Council to permit a reasonable full and fair opportunity for public participation.

### **FIRST READING**

City Attorney Leggans presented for Council's consideration a Resolution Approving Correcting an Omission of a Parcel Number in the Mt. Vernon Downtown Redevelopment Plan. Bechtel advised that Southern Illinois Tile & Carpet located at 513 S. 10<sup>th</sup> Street (parcel number 07-32-107-008) was not initially identified by taxing authorities as being situated within the Mt. Vernon Downtown Tax Increment Financing District (because it did not appear upon the Parcel I.D. List) and was therefore not assigned a base valuation. The base valuation for said property is the valuation of said property as of the tax year 2006 (\$74,520.00). Southern Illinois Tile & Carpet wishes to apply for TIF benefits.

**Council Member McEnaney made a motion to approve a Resolution Approving Correcting an Omission of a Parcel Number in the Mt. Vernon Downtown Redevelopment Plan. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

City Attorney Leggans presented for Council's consideration a Resolution Approving an Agreement with Phoenix Investments, Inc. Concerning Property having PIN 07-32-109-005 commonly known as Park Plaza. Bechtel stated that for many years the City has been in litigation with the owner of Park Plaza because of the dangerous and dilapidated condition of the buildings. The City's goal was to bring the property up to code or for the owner to demolish the structure. In lieu of further court proceedings, the owner, Phoenix Investments, Inc., proposed to transfer ownership of the property to the City of Mt. Vernon at no cost to the owner. City Attorney Leggans noted that Park Plaza is the only asset owned by the corporation, Phoenix Investments, Inc. The City will become landlord to the United States Postal Service whose office is located on the property. The City intends to demolish the structure except for the Post Office Building

**Council Member Piper made a motion to approve a Resolution Approving an Agreement with Phoenix Investments, Inc. Concerning Property having PIN 07-32-109-005 commonly known as Park Plaza. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

### **MAYOR**

Mayor Chesley thanked all of the workers, volunteers and community for the success of the Fall Festival in spite of the rain.

### **CITY COUNCIL**

No business was presented.

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

James Rippy expressed agreement to some of the proposed Public Participation Ordinance and concerns on other portions.

Rev. James Gordon spoke regarding his concerns about the lack of new housing in Southtown.

Rev. Erie Patton voiced her concern for the need for housing and jobs in Southtown.

Debbie Jackowitz, of Crosswalk Community Action Agency, appeared to describe the Community Development Block Grant recently applied for including Mt. Vernon. These grants help assist low-income homeowners to fix their homes and bring them up to code at no cost to the homeowner. CDAP (Community Development Assistance Program) Grants are federally funded (Department of Commerce and Economic Opportunity), but must be applied for by each community. Residents complete a survey which is used as the determining factor as to which neighborhoods are eligible to apply. The first housing grant written for the City of Mt. Vernon by CCAA was in 2002. Grants were also written in 2004, 2005, 2008, 2011 and 2016 with all of the grants covering property located in Southtown except for one. Also, Mrs. Jackowitz is writing a grant from the Illinois Housing Development Authority which will assist low-income homeowners to fix their homes at no cost to the homeowner. These recipients will be selected using the "shotgun" method meaning it will not be necessary for the home to be located in a target area or specific neighborhood. In addition, homeowners may be eligible for the weatherization program that is available through Crosswalk by calling their office at 618-937-3581.

Mike Young stated that he grew up in the neighborhood around 25<sup>th</sup> Street and Perkins and feels concern for the decline in the homes located in Southtown.

Jere Shaw questioned the need for two wide sidewalks running south of Walmart, wide sidewalks running alongside Richview Road but no sidewalks in areas of the City where they are needed. He expressed his concern about the increase in water rates and meter fees, and called for a referendum on the water issue.

Hortin Petties voiced his concern for the need for jobs and job training for residents of Southtown and asked Mrs. Jackowitz for clarification on the home repair grants.

Ray Botch opined that the City should spend some of the excess 2012 bond money to replace water storage tanks and begin the acoustic leak survey and implement a stopgap plan by stalling, for one year, the implementation of the increase in water fees and the meter fees. He called for a debate with Mayor Chesley on WMIX radio.

John Menke stated his concerns about the proposed Public Participation Ordinance.

Kevin Fradelos stated his concern with the proposed Public Participation Ordinance. He also urged the City to bring more industry and jobs to Southtown.

#### EXECUTIVE SESSION

No Executive Session was requested.

#### ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk