

**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, January 7, 2019
7:00 p.m.
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, January 7, 2019 at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, Illinois.

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

Council Member Jim Rippy gave the Invocation.

The Pledge of Allegiance was recited.

ROLL CALL

Roll call showed present: Council Member Jeff May, Council Member Donte Moore, Council Member Jim Rippy, Council Member Mike Young, and Mayor John Lewis.

PRESENTATION OF JOURNALS

The Journals for the December 17, 2018 CDBG Public Hearing and the December 17, 2018 Regular City Council Meeting were presented for approval.

Council Member Donte Moore motioned to approve the Journals as presented. Seconded by Council Member Jim Rippy. Yeas: May, Moore, Rippy, Young, and Lewis.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were heard.

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member Jim Rippy questioned whether City crews could have performed the North 44th Street water main replacement instead of Mideastern Plumbing, Heating, and Air. City Manager Mary Ellen Bechtel explained that the Council chose to contract the work because of the amount of work that City crews have, and it was uncertain when the work would have been completed. Bechtel said it was necessary to contract the water main replacement to have it completed before the road construction began.

Council Member Jim Rippy questioned the \$185,696.87 payment for the Early Retirement Incentive (ERI) Loan. He requested the manpower head count before the ERI Program and today's manpower head count. City

Manager Mary Ellen Bechtel will supply the information. She agreed the program does not work if employees are hired back to replace the ones who retired.

Council Member Donte Moore questioned the \$10,000 payment to Mt. Vernon City Schools District 80. City Manager Mary Ellen Bechtel explained that was for a public sidewalk around the school.

Council Member Jeff May stated that the City is around 4% in overtime costs.

Council Member Jeff May motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,372,071.97. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.

BIDS AND QUOTES

City Manager Mary Ellen Bechtel presented the bid results for the Replacement of Windows and Doors at 1201 Casey Ave. One bid was received from Bevis Construction of Mt. Vernon for \$23,300.00. Fleet Services Director Mike Shannon recommended awarding the bid to Bevis Construction.

Council Member Jim Rippy motioned to accept the bid from Bevis Construction of Mt. Vernon for the Replacement of Windows and Doors at 1201 Casey Ave in the amount of \$23,300.00. Seconded by Council Member Jeff May. Yeas: May, Moore, Rippy, Young, and Lewis.

City Manager Mary Ellen Bechtel presented the bid results for the Replacement of the Roof at 1201 Casey Ave. Three bids were received:

1. Bevis Construction, Mt. Vernon, IL	\$15,500.00
2. Lane and Shelton Roofing & Construction, Mt. Vernon, IL	\$16,300.00
3. Black and Sons Construction, Mt. Vernon, IL	\$31,000.00

Fleet Services Director Mike Shannon recommended awarding the bid to the low bidder, Bevis Construction for \$15,500.00. Council Member Donte Moore questioned why there was such a difference in the bid amounts. City Manager Mary Ellen Bechtel explained that she did not know. The bidders were only required to provide their bid amount.

Council Member Jeff May motioned to accept the bid from Bevis Construction of Mt. Vernon for the Replacement of the Roof at 1201 Casey Ave. in the amount of \$15,500.00. Seconded by Council Member Jim Rippy. Yeas: May, Moore, Rippy, Young, and Lewis.

City Manager Mary Ellen Bechtel presented the bid results for Concrete Work at the Aquatic Zoo. Seven bids were received.

1. Rollie Excavating, Woodlawn, IL	\$49,844.20
2. T & L Contracting, Centralia, IL	\$53,492.81
3. Evrard Strang, Marion, IL	\$52,929.01
4. Shores Builders, Centralia, IL	\$58,680.06
5. Samron Midwest Cont., Murphysboro, IL	\$63,806.05
6. Bevis Construction, Mt. Vernon, IL	\$36,360.05
7. Hanks Excavating, Belleville, IL	\$53,019.50

The Engineer's estimate was \$46,603.33. Public Works Director Matt Fauss recommended that the bid be awarded to the low bidder, Bevis Construction for \$36,360.05.

Council Member Donte Moore motioned to accept the bid from Bevis Construction of Mt. Vernon for the Concrete Work at the Aquatic Zoo in the amount of \$36,360.05. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.

CITY MANAGER

No report presented.

CITY ATTORNEY

City Attorney David Leggans presented an Ordinance Approving a Tax Increment Redevelopment Agreement with RAM Property Development, LLC for the property located at 108 N. 9th Street (Granada). City Manager Mary Ellen Bechtel explained that Downtown Development TIFF Advisory Board approved this by a vote of 3 to 1. The grant is in an amount up to 50% of eligible expenses of the estimated project costs provided that the total grant amount shall not exceed \$215,000.00. The grant will pay \$43,000.00 each year for five years. Council Member Jeff May asked about the estimated tax increase lift. Bechtel explained that there will be some lift and explained that this project will not be supported by the increment generated by the project. Assistant City Manager Nathan McKenna explained that the Board's criteria for awarding grants are 1). If the project brings foot traffic to the downtown area, 2). Creates jobs, and 3). If the project services the downtown area by providing a gathering space. Council Member Jeff May asked the current amount of available funds in the Downtown TIFF. McKenna explained that before this award there was about \$140,000.00 available this fiscal year.

Russell Brown, RAM Property Development, LLC, explained that he plans to use the funds for interior renovations of the Granada Theatre auditorium to add handicap ramps and the removal of the sloped floor by creating a three-tiered level floor, upgrades to the HVAC System, and the repair or replacement of lighting and sound system. Brown stated that the total estimated cost is between \$750,000 and \$800,000. Brown has invested about \$400,000.00 himself. Council Member Jim Rippy asked if Brown had a written marketing plan. Brown replied yes, and he would provide a copy of the plan. Brown reported that he also owns the two adjacent buildings. Council Member Jeff May stated that there is a need for this type of facility in our community and Brown has a lot of "skin in the game".

Council Member Donte Moore motioned to adopt Ordinance #2019-01, an Ordinance Approving a Tax Increment Redevelopment Agreement with RAM Property Development, LLC for the property located at 108 N. 9th Street (Granada). Seconded by Council Member Mike Young. Yeas: May, Moore, Young, and Lewis. Abstain: Rippy.

City Attorney David Leggans presented an Ordinance Approving a Tax Increment Redevelopment Agreement with James Zimmerman, dba Shade Tree Outdoor Power, for property located at 605 S. 10th Street. City Manager Mary Ellen Bechtel explained that the Zimmerman's are establishing a second business in Mt. Vernon. Bechtel explained that Downtown Development TIFF Advisory Board approved this by a vote of 4 to 0. The grant is in an amount up to 50% of eligible expenses of the estimated project costs provided that the total grant amount shall not exceed \$23,222.00 The grant will pay \$10,000.00 upon completion, then \$1,322.20 each year for nine years. Their tax increment will pay most of the grant. Assistant City Manager Nathan McKenna explained the funds will be used

for the rebuilding of a back concrete patio for covered storage, removal of 8-foot concrete porch on the east and south side of the building then replacing it with a 12-foot concrete porch with lean-to shed roof over the porch with a gable at each entrance, interior renovation including upgrade of worn-out paneling, replacement of drop ceiling, replacement of front door, and the resurfacing of concrete floors.

Council Member Donte Moore motioned to adopt Ordinance #2019-02, an Ordinance Approving a Tax Increment Redevelopment Agreement with James Zimmerman, dba Shade Tree Outdoor Power, for property located at 605 S. 10th Street. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.

City Attorney David Leggans presented for First Reading an Ordinance Declaring Surplus Municipal Property. City Manager Mary Ellen Bechtel explained that the property to be sold are the previous four (4) Federal Signal EOWS*612 Warning Sirens.

Council Member Jim Rippy motioned to suspend the rules to vote on an Ordinance. Seconded by Council Member Donte Moore. Yeas: May, Moore, Rippy, Young, and Lewis. Council Member Donte Moore motioned to approve Ordinance #2019-03, an Ordinance Declaring Surplus Municipal Property. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.

City Attorney David Leggans presented for Council's consideration a Resolution Approving the Assignment of Kingdom Seed Tax Increment Financing Interest to Legence Bank. City Manager Mary Ellen Bechtel explained that last year Kingdom Seed was awarded a \$66,000 TIF Grant. Kingdom Seed desires to obtain financing from Legence Bank in the amount of \$66,000.00 and they are required to assign the TIF revenues in order to secure the financing.

Council Member Donte Moore motioned to approve the Resolution Approving the Assignment of Kingdom Seed Tax Increment Financing Interest to Legence Bank. Seconded by Council Member Jim Rippy. Yeas: May, Moore, Rippy, Young, and Lewis.

City Attorney David Leggans presented for Council's consideration a Resolution Approving a Letter Agreement for Professional Engineering Services between the City of Mt. Vernon and Rhutasel and Associates regarding the Revolving Loan Fund CDBG Grant Water Main Project. City Manager Mary Ellen Bechtel explained that this is engineering work for the Community Development Project which the City paid the State of Illinois \$2,103,363.00 to buyout the Revolving Loan Fund and then the City applied for two grants in the amounts of \$1,697,419.00 and \$405,944.00 to pay for eligible infrastructure improvements. The engineering agreement was procured under the guidelines of the Community Development Assistance Program. Six proposals were reviewed to verify their qualifications by Ray Botch, Brad Ruble, and Bechtel. Rhutasel was selected as the best qualifying candidate and the engineering cost was negotiated. The City will agree to pay Rhutasel for their professional services on a Time and Materials Basis with a not-to-exceed price of \$142,300.00. Bechtel stated that about \$55,000.00 of the cost will relate to topography work. Rhutasel agreed to have the engineering completed and under construction by July. Council Member Jim Rippy asked what the amounts were of the other not-to-exceed prices. Bechtel replied that the other proposals did not have not-to-exceed prices. Rippy stated that he is opposed to this type of doing business and wants to see firm bids from everyone who submitted a proposal. Ray Botch explained that how the bids are awarded depends on the project. Under CDAP, the City does have to negotiate the price. Botch feels that the City has the best deal and the project will be expedited. Rippy stated that he opposes selecting companies without across the board firm pricing. Rippy asked to see in writing where professional engineering services cannot be bid. Botch stated that the CDAP rules say "negotiate". Bechtel explained that Rhutasel was

selected under the guidelines of the State of Illinois Procurement Rules. These rules were provided to Rippy, but he asked that the City Attorney review the rules. City Attorney David Leggans explained that he understands that the City is authorized to bid professional engineering services if they elect to do so, but bids are not required.

Council Member Donte Moore clarified that the \$142,300 fee covers all of the bidding documents for 23,000 linear feet of water mains. Water lines will be replaced on four miles of various streets with 12th Street from Maple to Veterans being the first priority.

Council Member Jeff May motioned to approve the Resolution Approving a Letter Agreement for Professional Engineering Services between the City of Mt. Vernon and Rhutasel and Associates regarding the Revolving Loan Fund CDBG Grant Water Main Project. Seconded by Council Member Mike Young. Yeas: May, Moore, Young, and Lewis. No: Rippy.

City Attorney David Leggans presented for Council's consideration a Resolution Approving an Agreement with Westport Pools for Opening and Winterization Services at the Aquatic Zoo. City Manager Mary Ellen Bechtel explained that Westport Pools have opened and closed the Aquatic Zoo for many years. This year the Aquatic Zoo will be managed in-house with Assistant City Manager Nathan McKenna being the manager.

Council Member Jeff May motioned to approve the Resolution Approving an Agreement with Westport Pools for Opening and Winterization Services at the Aquatic Zoo. Seconded by Council Member Jim Rippy. Yeas: May, Moore, Rippy, Young, and Lewis.

MAYOR

Mayor John Lewis reported on the December 2018 statistics from the various City Departments.

Mt. Vernon Police Department handled 1,871 calls for service which equals to about 60 calls each and every day. 101 people were arrested during the month. There were 93 criminal charges and 24 warrants served. They also conducted 385 traffic stops resulting in 161 citations, of which 4 were for use of cellphones, 16 people were arrested for D.U.'s., they had 27 drug charges, responded to 95 traffic crashes, answered 104 alarms, and had 130 community contacts. The Detective Division was assigned 59 new cases, referred 6 cases to the States Attorney and had 2 crime scene call outs. The Tactical Unit was deployed 1 time and our K9 team had 21 deployments. There was a total of 8,339 non-emergency calls and 1,815 emergency calls into our telecommunication department.

The Fire Department responded to 278 alarms of which 215 were recorded as EMS related, 63 of the responses were recorded as fire related, and 7 of the responses were recorded as hazard related. They responded to 11 motor vehicle accidents, 1 structure fire, 1 cooking fire, 3 vehicle fires, 3 trash fires, 1 dumpster fire, no rental dwelling fires, no arson fires, 1 aircraft emergency landing, 10 motor vehicle accidents, 16 false alarms, and 1 mutual aid. The Fire Inspection Dept conducted 86 10A Inspections, 4 general business inspection, 3 public education events, and 1 school fire drill.

*The Public Utilities Department responded to 10 water breaks, repaired or replaced 18 services, processed 186 work orders, processed 79 **JULIE** locates, removed 22 idle meter accounts, and had 59 red letter disconnects. On the sewer side, they responded to 18 service calls resulting in 5 backed-up sewer mains, 22 routine sanitary and storm mains cleaned, and televised and dye tested 2 sanitary sewer mains resulting in 1,500 linear feet of main cleaned and 100 linear feet of main televised.*

Engineering and Inspection Department. *There have been 4 nuisance postings. There were no properties condemned, 7 properties demolished by the City and there were 10 building permits totaling \$242,800.*

Mayor John Lewis reported that about 36% of the water meters have been replaced. Council Member Jim Rippey asked if any differences have been noted with the new meters. City Manager Mary Ellen Bechtel stated some citizens have noticed an increase in their water bills. Some bills have decreased because small leaks have been found on the property. The new water meters can detect a tenth of a gallon and residents are notified immediately of a problem.

Mayor Lewis introduced Ray Botch to give an update on the Public Utilities Committee. Mr. Botch's report:

"Your Public Utilities Committee (PUC) has come a long way. It was formed in May 2017 by Mayor John Lewis and the City Council to address our water and sewer infrastructure needs. The PUC mission is to provide a financial plan and maintain transparency. We have a multitude of projects needing to be done. WHERE TO START, WHERE TO START! Each member based on their background had an idea of how to proceed. Well, it wasn't SEXY, but the Best Way to start is to have enough background information to make informed logical decisions. Over the past year and a half, we conducted:

- 1. A Water Modeling Study to ensure our system operates efficiently. This led to the installation of a Supervisory Control and Data Acquisition System (SCADA). In December, SCADA proved its worth. The altitude valve on the Opdyke Tower which maintains all water tank levels malfunctioned. The SCADA System allowed our engineers to redirect water flow. The Water Modeling Study directed us to refurbish the 1,500,000-gallon Vernwood Tank. The Tank restoration is now complete with two new pumps. Before the study, most assumed that the Opdyke Tank should be first.*
- 2. An Acoustical Water Survey to determine undetected leaks. Our system is relatively sound leading to the realization that our 18% water lossage was due to faulty water meters. This problem is being solved by the installation of 6,700 new Kamstrup water meters. The City is financing the meters with a \$2.7 million-dollar five-year bank loan. The meter brand is the result of field trips to Franklin, Tennessee and Elmhurst, Illinois to observe various meters in operation.*
- 3. The televising and cleaning of the Midtown, Summersville and Sewer Treatment Plant sewers have been completed. These surveys determine the condition of the sewers and cost to repair or replace sewer mains. The studies have shown the majority of the mains can be relined rather than replaced. This will be a substantial savings to the City. We still have at least three areas to survey.*
- 4. Public Works Director has developed a 45.9-mile, \$18.4 million-dollar, 17-year Water Main Replacement Program. This will be financed by an IEPA yearly low interest loans. The City will be requesting a loan forgiveness of at least 50% of the principal. This will mean the City will only have to repay 50 cents on the dollar.*
- 5. Submission of detailed Loan Applications to IEPA for Opdyke Tower and Lift Station #14.*
- 6. A Five-Year Plan has been developed outlining engineering and costs involved. This plan includes our IEPA Loan requests:*
 - 2019 Water - Opdyke Water Tower*

- *2019 Sewer - Lift Station #14/Lift Station*
- *2020 Water - Yearly Water Main Replacement*
- *2020 Sewer - Sewer Plant Inlet Replacement, Main Lining and Replacement*
- *2021 Water - 500,000 Gallon UN Water Tank*
- *2021 Sewer - Replacement of Maple Street and Wagner Road Lift Stations*
- *2022 Water - Yearly Water Main Replacement*
- *2022 Sewer - Sewer Main Lining and Replacement*
- *2023 Water - Yearly Water Main Replacement*
- *2023 Sewer - Main Lining and Replacement*

Identifying our water and sewer infrastructure needs was completed in a logical order which allows us to provide the City with THE BIGGEST BANG FOR ITS BUCK!"

Ray Botch thanked all of the Public Utilities Committee Members for their time and work. Council Member Jim Rippe stated that Botch has been invaluable to the Committee and thanked him for his expertise.

CITY COUNCIL

Council Member Jim Rippe stated that he has tried very hard not to single out any of his colleagues when he disagrees with them. He found himself being very irritated at the snide comments on social media about him "grand standing". Rippe stated that if voting for what the people want is "grand standing" then he stands convicted.

Council Member Jim Rippe motioned to direct the City Manager to create a Resolution Regarding the Prioritization of the Overpass on Route 15. No second was heard. Mayor John Lewis explained that without a second, the motion is not before the Council.

Council Member Mike Young requested that lighting be considered for the intersection of Veterans Memorial Drive and Davidson Avenue. City Manager Mary Ellen Bechtel stated that there is no plan for lighting at this time. Signalizing this intersection would cost about \$225,000.00. Young stated that he was speaking of street lights, not signals. Council Member Donte Moore agreed that street lights are needed because many people use those roadways and it is extremely dark at the intersection. Bechtel will have the Public Works Department look at the situation. Mayor John Lewis stated that he was also approached about the lighting in this area and at the I-94 and I-95 interchanges. Bechtel explained that the lights on I-94 are not working yet and I-95 is rather dark. The State of Illinois has been contacted about the lighting at the interchanges.

Council Member Jeff May reported that water stands on the new concrete work on South 44th Street on the Hardees' side when there is a lot of rain. He stated the water creates a huge puddle about 5 to 6 feet wide. May stated that something is not correct. City Manager Mary Ellen Bechtel will look into the situation.

Council Member Donte Moore clarified that the IEPA loan could be forgiven up to 50%, but not the CDAP. City Manager Mary Ellen Bechtel explained that the CDAP funds are part of a grant and the IEPA funds are a loan.

Council Member Jim Rippe commented that he was disappointed that the Council did not approve the Resolution Regarding the Prioritization of the Overpass on Route 15. He stated that an independent committee was formed to look into the east-west bypass with the full support of the City. He is disappointed that the Council did not

want to prioritize this project. Mayor John Lewis explained that the reason being is that the committee still has some work to do.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

Michael McDonough asked if the Council was not in favor of the overpass on Route 15. He is concerned that the train stoppage could cause a life or death situation. If the Council is not in favor, what is the point of the committee. Mayor John Lewis explained that the Council is not ready to commit a million taxpayers' dollars without further decision on being apprised as to what is going on. Lewis stated that many members of the overpass committee know nothing about the proposed plan and that many meetings are needed before a recommendation can be made. There are a lot of problems that have to be worked through before the City will ask the legislators to earmark funds for a project that may not work or if it is the correct project. Lewis stated that the committee needs to do more research, talk with the railroads, and have more discussions with IDOT. First, a good project needs to be developed and the Council needs to know that it will work. Council Member Jim Rippy stated that the first thing that the committee needs is to know that the City supports the project. Lewis replied that the City supports the project 100%, but the other committee members desire to discuss the project further before any decision is made. McDonough stated that he asked the IDOT coordinators what the City's cost will be for this project and they replied that there would be no City cost. Lewis agreed, but the funds would need to be earmarked by the legislators for the project. Rippy stressed that if the City is not behind the project, the committee is wasting a lot of effort. Lewis repeated that the Council is behind the project, but a complete proposal needs to be submitted by the committee. The committee has more work to do before the City approaches the legislators for money.

Jere Shaw, member of the overpass committee, stated that tonight's Resolution did not say anything about spending a million dollars. All it said was the City would prioritize the project. He asked that the Council officially say that they are for the project.

EXECUTIVE SESSION

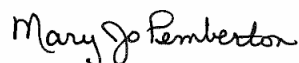
No Executive Session was held.

ADJOURNMENT

Council Member Donte Moore motioned to adjourn. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,



Mary Jo Pemberton
City Clerk