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**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, April 17, 2017  
7:00 p.m.**

**MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, April 17, 2017 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. Stacy Tate of the Jefferson County Ministerial Association.

The Pledge of Allegiance was recited.

**ROLL CALL**

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

**PRESENTATION OF JOURNALS**

The Journal for April 3, 2017 Regular City Council Meeting was presented to Council for any additions, deletions or corrections. **Council Member Piper made a motion to approve the Journal as presented. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

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

Jim Rippy encouraged the Council to consider tabling several of the Agenda items until the new City Council members are sworn in — Agenda Items 9-B, 9-C, 10-A, 10-B, 10-D, 10-E, 10-H, and 10-I.

Kevin Fradelos suggested that some of the Agenda items should be tabled until the new City Council members are sworn in.

Alex Junks will wait to speak at Agenda Item 10-A.

**APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. City Manager Bechtel clarified the following items: #12 J K Trotter & Sons - \$24,992.16 – Broadway and Main water main replacement (Phase 2). The project is complete.

**Council Member Moore made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$760,963.69. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

### BIDS & QUOTES

Bechtel presented for Council's consideration Bid Results for City Hall Doors. Two bids were received, one for \$18,300.00 from Southern Illinois Glass, Inc. and one for \$16,288.00 from Mt. Vernon Glass Co., Inc. Both the front door and the west door are malfunctioning and need to be replaced. Bechtel recommended that Council approve the low bidder, Southern Illinois Glass, Inc. for \$16,288.00.

**Council Member Piper made a motion to accept the low bidder, southern Illinois Glass, Inc. for \$16,288.00. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Bechtel presented for Council's consideration Bid Results for Northbrook Drive Storm Sewer Improvement project.

<u>Bidder</u>	<u>Bid Amount</u>
Guinzy Construction, Ashley, IL	\$195,099.75
Haier Plumbing, Okawville, IL	\$158,832.40
Moniger Construction, Mora, IL	\$152,531.60
Shores Construction, Centralia, IL	\$145,042.76
TEK Construction, Bartelso, IL	\$136,139.44
J.K. Trotter & Sons, Mt. Vernon, IL	\$135,198.05
<b>KRB Construction, Trenton, IL</b>	<b>\$129,956.75</b>

Bechtel recommended that the project be awarded to the low bidder, KRB Construction, for \$129,956.75. The engineering on this project was performed in-house. The storm sewer water is effecting houses on Northbrook Drive, and it is the City's responsibility to correct the problem.

**Council Member Moore made a motion to accept the low bid from KRB Construction for \$129,956.75 for the Northbrook Drive Storm Sewer Improvement project. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

### CITY MANAGER

Bechtel presented for Council's consideration a Request for Permission to Seek Bids for Electrical HVAC and Plumbing Improvements at City Hall. Updates to the electrical system in City Hall will bring the building in compliance with the City's electrical code. The boiler will be removed so furnace installation and air conditioning will be installed. These bids will give the City an idea of the total cost of these improvements. The project will be paid out of 2012 bond proceeds.

**Council Member Piper made a motion to grant a Request for Permission to Seek Bids for Electrical HVAC and Plumbing Improvements to City Hall. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Bechtel presented for Council's consideration a Request for Permission to Seek Bids for the Armory Project. Previously, Council hired Poettker Construction to draw up the design plans for the Armory. The only way to receive an accurate cost of the improvements to the Armory is through the bidding process. Of course, it will be up to Council whether the project moves forward. The City was awarded a \$1.5 million grant with the balance of the project paid with the 2012 bond proceeds.

**Council Member Piper made a motion to grant a Request for Permission to Seek Bids for the Armory Project. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Bechtel noted that Agenda Item 9-C is a Request to Waive Bidding Requirements for Signage at the New Industrial Park. She suggested the item be removed from the Agenda so that all Council Members may vote on this request. Council Members May and McEnaney were absent from the meeting. The present Council Members and Mayor agreed to remove the item from the Agenda.

#### CITY ATTORNEY

City Attorney David Leggans presented for Council's consideration a Second Reading of an Ordinance Annexing Real Estate to the City of Mt. Vernon. The Petitioning Party is Jefferson County Holdings LLC. This parcel contains 70 acres and is located south of Lincoln Park on Harlan Road.

Alex Junkins requested that the topic be tabled so that it may be addressed by the full City Council.

Council Member Moore expressed his concern that the City Council be consistent with all annexation requests.

John Menke asked that the item be tabled.

Larry Goss advised that he opposes the entire project.

**Council Member Moore made a motion to table Agenda Item 10-A, Second Reading of an Ordinance Annexing Real Estate to the City of Mt. Vernon. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney. Agenda Item 10-A, a proposed Ordinance, was tabled.**

City Attorney Leggans presented for Council's consideration a Second Reading of an Ordinance Amending Article 19, Article 19A, Article 21, Section 21-3-203 and Article 21-300 Concerning Manufactured Homes. Bechtel reported the proposed Ordinance is an improvement to the present Ordinance and would bring the City's ordinance up to current standards. The following are some of the changes in the proposed Ordinance:

- "Manufactured Home" shall have the same meaning as "Dwelling, Mobile Home" as defined within Article 21, Section 21-124 of the Revised Code of Ordinances. The term Manufactured Home and Mobile Home shall be synonymous terms.
- "Manufactured Home Development" shall mean and include an area of land on which two or more occupied manufactured homes are placed, either free of charges or for revenue, together with any building, structure, or improvement used as part of the equipment of such development.
- Said development is required to be licensed by the City and the license issued may be transferred by the licensee in the future.
- A \$30 inspection fee will be established as well as required occupancy permit. No manufactured home will be approved if manufactured more than three (3) years prior to the date of the application for building permit.
- Each manufactured home shall be allotted a site of not less than 5,000 square feet.
- The manufactured home shall have all wheels and hitch mechanisms removed or retracted.
- The base of the manufactured home shall be completely enclosed with commercial skirting, mortared brick, mortared concrete blocks, a poured concrete foundation on a footing of one foot by one foot, or basement wall.
- All skirting shall be weather resistant; and uniform in construction, style and color; and shall be compatible with the siding of the manufactured home.
- The piers, runners and solid slab are updated in the proposed ordinance.
- The pitch of the roof of the manufactured home shall either be three-twelfths (3/12) pitch or five-twelfths (5/12) pitch and the manufactured home shall have proper draining.
- Functioning guttering shall encircle the entire roof of the manufactured home.
- The interior walls of the manufactured home shall be of drywall construction.

- The manufactured home shall have a porch at its primary access entrance having a minimum size of not less than 100 square feet, not including stairs; in addition, each manufactured home shall have a porch or deck at its secondary access entrance of not less than 30 square feet in size, not including stairs. All porches and stairs shall comply with the applicable building and safety codes.
- All manufactured mobile homes shall have lap siding.
- The minimum size of the manufactured home shall be 800 square feet exclusive of any porch, garage, or other non-dwelling space.
- A minimum of two (2) off-street parking spaces shall be provided for each manufactured home site. Guest parking in the ratio of one parking space per five (5) manufactured home sites shall be interspersed throughout the manufactured home development; guest off street parking requirements may be met by off street parking sites within the driveway of an individual manufactured home site (after minimum off street parking for that site has been met).

Council Member Piper emphasized the importance of updating the current mobile home ordinance so that future manufactured home owners within the City conform with these new standards and suggested that the new Council amend the Ordinance to include higher pitched roofs and solid foundations.

Alex Junkins stated the importance of a storm shelter requirement for a manufactured home development. He also questioned the requirement to remove the home's wheels and hitch noting the large expense to replace both when an owner wants to move the home. Mayor noted it is for esthetics and encourages permanent placement.

Larry Goss suggested that the Council table this issue and questioned the removal of wheels and hitches.

Council Member Moore suggested that a storm shelter requirement should be considered by the City.

**Council Member Moore made a motion to table Agenda Item 10-B, Second Reading of an Ordinance Amending Article 19, Article 19A, Article 21, Section 21-3-203 and Article 21-300 Concerning Manufactured Homes. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney. Agenda Item 10-B, a proposed Ordinance Amending Article 19, was tabled.**

City Attorney Leggans presented for Council's consideration an Ordinance Approving a Conditional Use for a Crematory in Relation to Funeral Home Operation at Property Located at 601 S. 42<sup>nd</sup> Street. The Petitioning Party is HFH1969, LLC. Bechtel noted that the Planning & Zoning Commission unanimously approved this rezoning and no objectors were present. Carmen Hughey Deichman noted that Hughey Funeral Home previously received approval from City Council for a crematory at 1314 Main Street. A decision as to which location will be used (or at both locations in the future) for the crematory will be made in the future if they receive approval for Newell Funeral Home at 601 S. 42<sup>nd</sup> St.

**Council Member Piper made a motion to approve Ordinance No. 2017-19 Approving a Conditional Use for a Crematory in Relation to Funeral Home Operation at Property Located at 601 S. 42<sup>nd</sup> Street. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

City Attorney Leggans advised that Agenda Item 10-D should be removed from the Agenda because a super majority vote is required.

City Attorney Leggans presented for Council's consideration the First Reading of an Ordinance Authorizing the Ceding of Private Activity Bonding Authority to the Southern Illinois Economic Development Authority (SIEDA). Bechtel noted as a home rule community, \$100 per capita is allotted by the state for Volume Cap Bonds to be used by private industries moving to Mt. Vernon. If it is not used by May 1st it must either be returned to the State or ceded to another organization for use. The City has ceded their allotment (\$1,508,700.00) to SIEDA the last few years, and it is the recommendation to do so again this year. NO cash is involved in this transaction. Bechtel requested that Council suspend the rules and vote on this Ordinance.

**Council Member Piper made a motion to suspend the rules and vote on an Ordinance. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

**Council Member Piper made a motion to adopt Ordinance No. 2017-20 Authorizing the Ceding of Private Activity Bonding Authority to the Southern Illinois Economic Development Authority (SIEDA). Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

City Attorney Leggans presented for Council's consideration an Inducement Resolution with Guero's Mexican Restaurant Regarding 222 S. 9<sup>th</sup> Street (formerly 9<sup>th</sup> Street Grill) located within the Downtown TIF District. Bechtel advised that the State Plumbing Inspector visited the restaurant and is requiring certain improvements and repairs be made costing \$10,000.00 to \$15,000.00. The Agreement would allow for expenditures of development costs in furtherance of the potential development after this date to be allowable redevelopment project costs under the proposed Tax Increment Financing Plan. Owner Jennifer Carmona stated they hope to pass the State Plumbing Inspection and open the restaurant on Monday, April 24, 2017.

**Council Member Moore made a motion to adopt an Inducement Resolution with Guero's Mexican Restaurant Regarding 222 S. 9<sup>th</sup> Street (formerly 9<sup>th</sup> Street Grill) located within the Downtown TIF District. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

City Attorney Leggans advised that Agenda Item 10-G should be removed from the Agenda because only three Council members are present.

City Attorney Leggans presented for Council's consideration a Resolution Approving Agreement with IDOT for Appropriation of Motor Fuel Tax Funds for Maintenance of Streets and Highways for \$367,926.30. This will include bituminous surface treatment class A-1; patcher oil material; other patcher material; bituminous concrete overlay; equipment rental and labor. Illinois Department of Transportation approval is required.

**Council Member Piper made a motion to adopt a Resolution Approving Agreement with IDOT for Appropriation of Motor Fuel Tax Funds for Maintenance of Streets and Highways. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

City Attorney Leggans presented for Council's consideration a Resolution Approving a Contract Extension with Republic Services for Trash Service.

After negotiation with Republic, Bechtel noted that her recommendation is to extend the present contract, except as specifically provided in the Addendum, for a period of five years through April 30, 2022. The rates for the additional five-year period are set forth in the attached Appendix I. The rates are based on a current house count of 4,863 homes. The Contractor and the City shall conduct house counts on or before March 1 of each year beginning March 1, 2018 for the purposes of ensuring that all Residential Units are accounted for and that payment and billing reflect the proper house count figures. If the house count reveals a change in the number of Residential Units, the City and Contractor shall increase or decrease the annual rates accordingly. An annual electronic recycling event has been added to the contract. If the City wants to abandon the recycling program there is a 90-day opt-out provision for a fee which is 8.7% of the first-year cost not to exceed \$90,000.00. The history of the City's charge for the trash service is \$17.79 first year; \$18.31 second year; and \$18.87 third year. This year's trash service fee would be \$18.20; \$18.73; \$19.28; \$20.03 and \$20.81 through the next five years. Bechtel anticipates the present fee of \$19.00 to remain for the next four years with no increase. The contract expires April 30, 2017.

Rates with Recycling:

Yr. 1 - \$1,032,317.64  
Yr. 2 - \$1,063,246.32  
Yr. 3 - \$1,095,342.12  
Yr. 4 - \$1,139,109.12  
Yr. 5 - \$1,184,626.80

Rates without Recycling:

Yr. 1 - \$811,148.40  
Yr. 2 - \$835,657.92  
Yr. 3 - \$860,751.00  
Yr. 4 - \$886,427.64  
Yr. 5 - \$912,687.84

**Council Member Piper made a motion to adopt a Resolution Approving a Contract Extension with Republic Services for Trash Service. Seconded by Council Member Moore. Yeas: Piper and Chesley. Here: Moore. Absent: May and McEnaney.**

#### MAYOR

Chesley presented for Council's consideration the Appointment of Ariel Kabat and the Reappointment of Larry Sidwell and Sarah Sledge to the Mt. Vernon Tourism Board. **Council Member Piper made a motion to approve the Appointment of Ariel Kabat and the Reappointment of Larry Sidwell and Sarah Sledge to the Mt. Vernon Tourism Board. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Chesley presented for Council's consideration the Reappointment of Mary Ellen Bechtel and Chris Deichman to the 911 Board. **Council Member Moore to approve the Reappointment of Mary Ellen Bechtel and Chris Deichman to the 911 Board. Seconded by Council Member Piper. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Chesley presented for Council's consideration the Reappointment of Gary Chesney to the Airport Authority Commission. **Council Member Piper made a motion to approve the Reappointment of Gary Chesney to the Airport Authority Commission. Seconded by Council Member Moore. Yeas: Moore, Piper and Chesley. Absent: May and McEnaney.**

Chesley advised that she spoke with a representative from Menard's today. They indicated they have gone out for bid on the Mt. Vernon store project. They are enthusiastic about a new store in Mt. Vernon.

She indicated that the City Council has a budget workshop scheduled on Wednesday, April 19, 2017 at 5:00 p.m. at City Hall.

Ameren is promoting areas in the City to participate in their program, Brighten Our Block, where residents are given low cost lightbulbs for their porches. It will begin tomorrow, April 18, at Horace Mann School from 5:00 to 7:00 p.m.

#### CITY COUNCIL

Council Member Moore reminded everyone of the city-wide clean-up day sponsored by ReMax Elite and held on Saturday, April 22 from 8 am to noon with headquarters at the Rolland W. Lewis Community Building. The Frosty Mug will provide lunch for all volunteers. The rain out date is Saturday, April 29.

Council Member Moore announced a community watch meeting will be held on Monday, April 24, 2017 at the Rolland W. Lewis Community Building.

#### EXECUTIVE SESSION

No Executive Session was held.

#### ADJOURNMENT

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

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk