

Jerilee Hopkins
City Clerk



City of Mt. Vernon
1100 Main PO Box 1708
Mt. Vernon, IL 62864
cityclerk@mtvernon.com

618-242-5000
FAX 618-242-6867
www.mtvernon.com

**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, March 20, 2017
7:00 p.m.**

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, March 20, 2017 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

The Invocation was given by Rev. Randy Steele of the Southwest Christian 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. Council Member Jeff May was absent.

PRESENTATION OF JOURNALS

The Journals for the March 6, 2017 Regular City Council Meeting and the March 13, 2017 Special 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 Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

Chris Klein expressed his concern about the proposed zoning change on property adjacent to Lincoln Park. He suggested that the land not be zoned residential but R3 which allows for parks and playgrounds, not residential.

Larry Goss expressed his concern about the proposed zoning change and questioned why the developer chose this land and no other available parcels.

Lee Summers requested that the City repair the dilapidated sidewalk east of Stinson Drive. He brought photographs of the decrepit sidewalk as well as his daughter's wounded leg after falling in a hole walking on the area of the sidewalk. City Manager Bechtel took Mr. Summers' contact information and will communicate with Public Works about the repair.

Mike Young expressed his disapproval of the proposed zoning change and traffic congestion in the area around Lincoln Park. He suggested the developer find a parcel of land in a different location.

Cindy Bevis and Alex Junkins will speak at Agenda Item 10-F.

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: #6 Borowiak Enterprises - \$49,798.00 – Downtown TIF reimbursement for fiscal years 2015/2016 and 2016/2017. This represents two years' payments for the improvement project that included adding Ace Hardware and remodeling the grocery store. They will receive five more payments. The total cost of their project was \$1.1 million. #23 J K Trotter & Sons - \$27,380.00 – Broadway and Main water main replacement (Phase 2). This project is basically finished except for some grass seeding and cleanup. Trotter will receive one last payment when that is complete.

Council Member Piper made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,064,385.84. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

BIDS & QUOTES

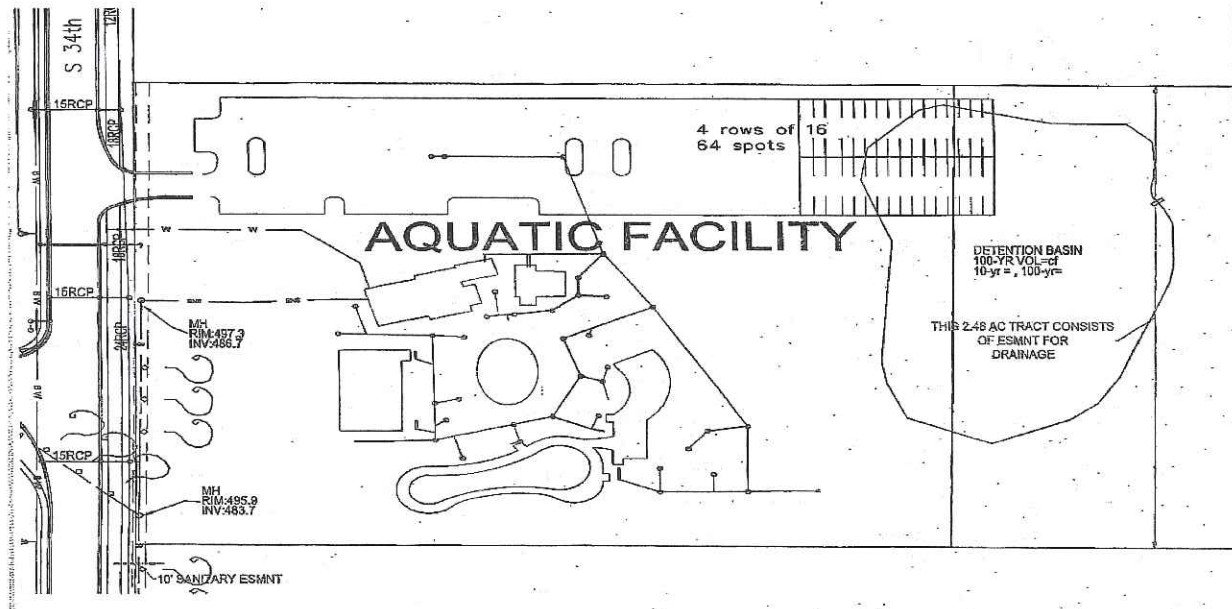
No bids were submitted.

CITY MANAGER

Bechtel presented for Council's consideration a Request for Permission to Seek Bid Storm Sewer Improvements on Northbrook Dr. A storm sewer that lies under a resident's house will be re-routed. Public Works Director Matt Fauss completed the engineering on the project. The estimated cost will be project will be \$52,000.00 and will be paid out of the 2012 bond proceeds.

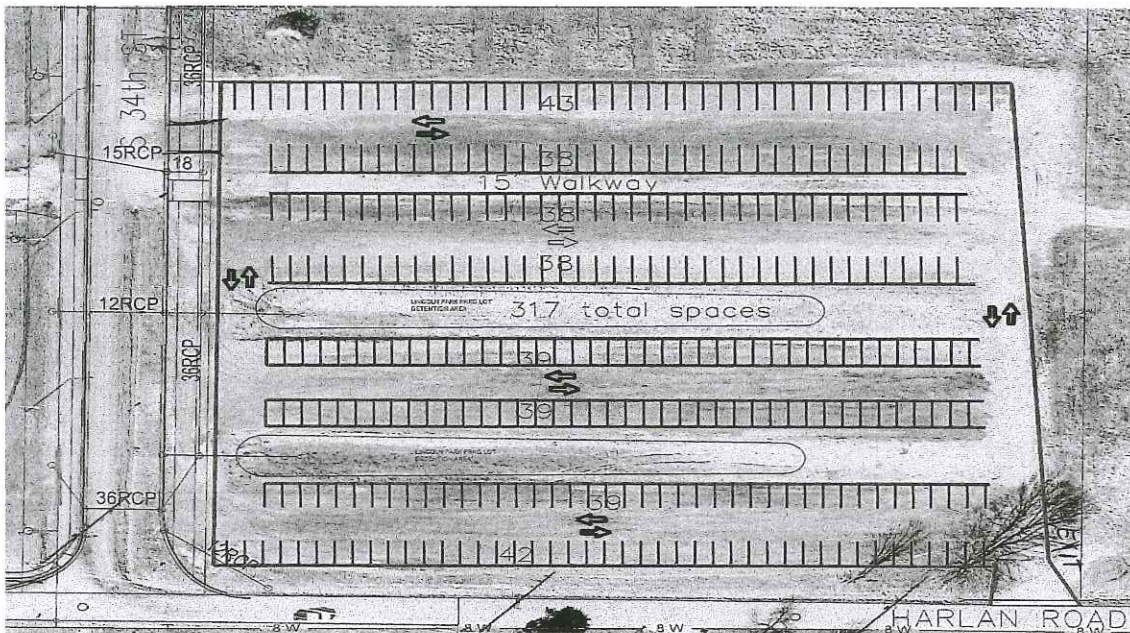
Council Member McEnaney made a motion to grant a Request for Permission to Seek Bid Storm Sewer Improvements on Northbrook Dr. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Bechtel presented for Council's consideration a Request for Permission to Seek Bids for Expansion of the Aquatic Zoo Parking Lot. Additional parking is needed at the Aquatic Zoo. The temporary parking will be eliminated and grass seeding will be completed this spring. Engineering for the project will be completed in-house. The project is estimated to cost \$220,000.00.



Council Member Moore made a motion to grant the Request for Permission to Seek Bids for Expansion of the Aquatic Zoo Parking Lot. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Bechtel presented for Council's consideration a Request for Permission to Seek Bids for Improvements to Lincoln Park Parking Lot. Engineering will be completed in-house but bids will be taken for the work to be completed on the lot. An overlay will be added to the existing blacktop and blacktop will be added to the gravel area. The lot will be marked for individual parking spaces, including handicap, for a total of 317 spaces. An additional exit onto Harlan Road will be constructed. The estimated cost of the project is \$242,000.00 and will be paid using the 2012 bond proceeds. Bechtel advised that signs have been ordered that will restrict parking on Harlan Road and violators will be towed at the owner's expense.



Council Member Piper made a motion to grant the Request for Permission to Seek Bids for Improvements to Lincoln Park Parking Lot. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Bechtel advised that the Department of Commerce and Economic Opportunity awarded the City a grant in the amount of \$18,000.00 for LED lightbulbs for the downtown area. One hundred and twenty-two decorative lamps will receive new LED bulbs with hopes of reducing downtown lighting costs.

In addition, the Illinois Housing Authority awarded the City \$236,250.00 for the single-family low-moderate income rehabilitation grant. This grant will repair homes in various locations throughout the City, otherwise known as the shotgun grant, and is limited to \$45,000.00 per home. Crosswalk Community Action Agency, of West Frankfort, administers the grant. Residents should contact Crosswalk to check on the status of their application.

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. The annexation is in anticipation of a manufactured housing development and is the topic of much discussion in the community. **Council Member Piper made a motion to table Item 10-A, Second Reading of an Ordinance Annexing Real Estate to the City of Mt. Vernon. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May. Item 10-A, a proposed Ordinance, was tabled.**

City Attorney Leggans presented for Council's consideration an Ordinance Approving a Conditional Use to Allow an On-Premise Dwelling Unit in Relation to a Storage Operation at 1111 Veteran's Memorial Drive. The Petitioning Party is BLT

Properties. Amy Lindsey, a store manager in Marion, appeared to request the conditional use so that a resident manager may stay on the property 24-hours a day to provide security and after hour assistance to customers. The conditional Use was unanimously approved by the Planning and Zoning Commission. No objectors were present.

Council Member Piper made a motion to adopt Ordinance 2017-13 Approving a Conditional Use to Allow an On-Premise Dwelling Unit in Relation to a Storage Operation at 1111 Veteran's Memorial Drive. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans advised that items 10-C, Ordinance Approving Rezoning of a Property located at 601 S. 42nd St. to R-1; Low Density Residential District from B-2; Secondary Business District – petitioning party: HFH1969, LLC. and 10-D, Ordinance Approving a Conditional Use to Allow One Dwelling Unit in Relation to Funeral Home Operations at 601 S. 42nd St. – petitioning party: HFH1969, LLC, should not be considered tonight because of a typographical error on the agenda. The City wants the public to have full and correct notice of the rezoning and conditional use requests. **Council Member Moore made a motion to table Agenda Items 10-C and 10-D. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May. Agenda Items 10-C and 10-D were tabled.**

City Attorney Leggans presented for Council's consideration an Ordinance Rezoning Vacant Property Located between 2014 and 2018 Brownsville Road from R-2; Medium Density Residential to I-1; Light Industrial. The Manager of Mt. Vernon Elevator appeared and stated that the business purchased this parcel of property for future expansion.

Council Member McEnaney made a motion to adopt Ordinance 2017-14 Rezoning Vacant Property Located between 2014 and 2018 Brownsville Road from R-2; Medium Density Residential to I-1; Light Industrial. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans presented for Council's consideration a First 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 following changes, among others, 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).

Current mobile home parks would be grandfathered in; however, if they want to expand, they will be subject to the proposed revised ordinance.

Cindy Bevis questioned if the proposed ordinance was available on line. Nathan McKenna will upload the ordinance onto the City's website. She expressed her concerns regarding several HUD requirements for the financing of secondary market manufactured homes.

Alex Junkins referred to the City's Parks & Recreation portion of the Comprehensive Plan and the acquisition of property adjacent to Lincoln Park for expansion of recreational facilities and his opposition to a manufactured home development in the area.

Piper added there are still 60 plus acres within Lincoln Park that are not developed. These acres are not City-owned or donated to the City.

Diane Klein questioned why the proposed Ordinance calls for 5,000 square feet per site and the developers other location has 6,000 square feet. City Attorney Leggans noted that the City's ordinance on the size of building sites for stick-built homes is 5,000 and 5,000 for manufactured homes would be consistent. Mrs. Klein asked how many times they would have to return to Council meetings regarding this topic.

The next Council meeting is scheduled for Monday, April 3, 2017 at 7:00 p.m. at the Rolland W. Lewis Community Building. The next Planning and Zoning Commission meeting will be held on Monday, April 10, 2017 at 7:00 p.m. in the old Council Chambers at City Hall.

Ken Meyers posed a question regarding the taxing of mobile homes as real estate or personal property. Bechtel explained if a manufactured home is not in a park or a development, they are taxed as real estate property, even though they are not attached to the property. However, in a development the manufactured home owner would be charged a privilege tax. The developer would pay the real estate tax on the ground and the manufactured home owner would pay a privilege tax on the home which is \$.15 per square foot.

Kent McMahon inquired about the sources that were cited recommending a housing shortage in the City. Mayor Chesley noted that in 2012 a housing study was completed by Joe Zanola of Zanola Company, in St. Louis, a nationally recognized leader in real estate research and business improvement services. McMahon expressed his concern about money spent for infrastructure for the trailer park and why not look at a different site for the development and not across the street from Lincoln Park.

Heather Luttinen, owner of the Green Spa, expressed the need for business and recreational growth in Mt. Vernon and not a mobile home park.

Jill Nordin expressed concern about the developer and the long-term condition of a mobile home park.

FIRST READ ONLY

City Attorney Leggans presented for Council's consideration a First Reading of an Ordinance Amending Article 6, Section 6.9 Number of Liquor License – Increasing the Number of Restaurant with Lounge Licenses. Owner Jennifer Carmona of Guero's, 222 S. 9th Street, appeared and advised that her family looks forward to opening the restaurant previously called 9th Street Grill on April 15, 2017.

Council Member Piper made a motion to suspend the rules and vote on an ordinance. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May. Council Member Piper made a motion to adopt Ordinance No. 2017-15 Amending Article 6, Section 6.9 Number of Liquor License – Increasing the Number of Restaurant with Lounge Licenses. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans presented for Council's consideration a First Reading of an Ordinance Amending Article 9, Section 9.8 Concerning Sale of Fireworks. Bechtel noted that vendors made this request to the City Fire Department. The amendment will allow outside sales on the site of the company selling fireworks year around. The outdoor sales are restricted from May 1 to July 11 and for fireworks only. **FIRST READ.**

City Attorney Leggans presented for Council's consideration a Resolution Approving a Conditional Sign Permit at 2800 Broadway. The Petitioning Party is Bryan Drew. Attorney Drew appeared to explain that the sign will be an off-premise sign to advertise his law office at 411 S. 34th Street. The Planning and Zoning Commission unanimously approved the conditional sign permit request and no objectors appeared.

Council Member Piper made a motion to adopt a Resolution Approving a Conditional Sign Permit at 2800 Broadway. 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 Westport Pools for Services at the Aquatic Zoo. Wes Plummer, Parks and Recreation Director, appeared to explain this is an annual agreement with Westport Pools for the swimming pool opening and winterize service in the amount of \$9,600.00, the same amount as last year's agreement. Plummer noted that the City employs about 45 life guards, 12-15 guest services employees and 3 or 4 managers. Attendance at the Aquatic Zoo last year was about 50,000.

Council Member Moore made a motion to adopt a Resolution Approving an Agreement with Westport Pools for Services at the Aquatic Zoo. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans advised that Agenda Item 10-K, Resolution Approving an Agreement with Jefferson County Sports Authority for Concession Services, should be tabled because of a discrepancy in the bid documents. **Council Member Piper made a motion to table Agenda Item 10-K. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May. Agenda Item 10-K was tabled.**

MAYOR

Mayor Chesley announced that the grand opening for the Community Garden at Veteran's Park will be held on Wednesday, March 22, 2017 at 4:00 p.m.

CITY COUNCIL

Council Member Moore announced that the community watch meeting will be held on Monday, March 27, 2017 at 6:00 p.m. at the Rolland W. Lewis Community Building.

EXECUTIVE SESSION

City Manager Bechtel requested an Executive Session pursuant to 5 ILCS 120/2 (c)(6) — Sale of Property and 5 ILCS 120/2 (c)(11) — Litigation. **Council Member Piper made a motion to adjourn to Executive Session pursuant to 5 ILCS 120/2 (c)(6) — Sale of Property and 5 ILCS 120/2 (c)(11) — Litigation. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.**

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 9:30 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk