

**CITY OF MT. VERNON, ILLINOIS
REGULAR CITY COUNCIL MEETING**

Monday, June 20, 2016

7:00 P.M.

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, June 20, 2016 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, IL.

The invocation was given by Rev. Don Bigham.

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 June 13, 2016 City Council Workshop Meeting and the Special City Council Meeting on June 22, 2016 were presented to Council for their approval. **Council Member Piper made a motion to approve the Journals as presented. Seconded by Council Member Moore. Yeas: McEnaney, Moore, 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 requested additional information regarding the following items: #4 Community First Bank of the Heartland - \$50,000.00 – This represents the second of five reimbursement payments from the Downtown TIF. #8 Henry, Meisenheimer & Gende - \$21,878.81 – progress payment for the west Industrial Park road engineering (\$18,853.81) and progress payment for the Industrial Park water/sewer design (\$3,025.00). #14 Mobotrex - \$35,928.00 – materials for the traffic light signals for 42nd Street to be operational before school starts. #15 Moniger Excavating - \$62,758.49 – Progress payment on Richview Road sidewalk construction. #23 Round Table Design - \$9,150.00 – bid package for second phase Broadway and Main water project (\$300.00) and Safe Route to School Summersville Design (\$8,850.00). #24 Salisbury Industries - \$3,290.70 – replacing and adding additional lockers at the Aquatic Zoo. #26 Steven Beal - \$37,268.29 – reimbursement for Downtown TIF for RARE Chop House.

Council Member Moore made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,055,116.87. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

BIDS & QUOTES

Bechtel presented for Council's consideration the bid results for the North 27th Street Project. She reminded Council that \$290,000.00 has been paid out already for the design engineering. The scope of the project has diminished since it was first proposed several years ago. Four bids were received: Baxmeyer Construction; Sierra Bravo; Shores Builders; and Guinzy Construction. Baxmeyer Construction, Inc. was the low bidder with a bid amount of \$1,516,780.62. The engineers estimate for the project is \$1,822,059.00.

Council Member McEnaney made a motion to accept the low bid from Baxmeyer Construction, Inc. in the amount of \$1,516,780.62. Seconded by Council Member Piper. Yeas: McEnaney, Piper and Chesley. Nay: Moore. Absent: May.

	JOB NAME: North 27th Street Reconstruction
	SECTION: N/A
	OWNER: City of M. Vernon
	BID OPENING: May 12, 2016 @ 10:00 a.m.
	HMG JOB NO: 882

BID TABULATION • North 27th Street Reconstruction					
ENGINEER'S ESTIMATE	BAXMEYER CONSTRUCTION, INC. 1054 Florin Road Waterloo, IL 62296	SIERRA BRAVO CONTRACTORS, INC. P.O. Box 580 Galesburg, IL 62804	SHORES BUILDERS, INC. 1054 Columbus Road Centralia, IL 62801	GUINZY CONSTRUCTION, INC. PO Box 390 Ashley, IL 62808	
		LOW BIDDER <input type="checkbox"/> CASHIER'S CHECK <input checked="" type="checkbox"/> BID BOND <input type="checkbox"/> ADDENDUMS NOTED <input checked="" type="checkbox"/> SIGNATURES	<input type="checkbox"/> CASHIER'S CHECK <input checked="" type="checkbox"/> BID BOND <input type="checkbox"/> ADDENDUMS NOTED <input checked="" type="checkbox"/> SIGNATURES	<input type="checkbox"/> CASHIER'S CHECK <input checked="" type="checkbox"/> BID BOND <input type="checkbox"/> ADDENDUMS NOTED <input checked="" type="checkbox"/> SIGNATURES	<input type="checkbox"/> CASHIER'S CHECK <input checked="" type="checkbox"/> BID BOND <input type="checkbox"/> ADDENDUMS NOTED <input checked="" type="checkbox"/> SIGNATURES
TOTAL BID (AS READ)	\$1,822,059.00	\$1,516,780.62	\$1,759,797.19	\$1,913,059.66	\$1,996,231.82
TOTAL BID (AS CORRECTED)					
ENGINEER'S ESTIMATE	BAXMEYER	SIERRA BRAVO	SHORES	GUINZY	

CITY MANAGER

Merle Hollmann, Finance Director, explained that the final budget adjustments for the fiscal year ended April 30, 2016 represent accounts that are over budget by \$500 or more. In all instances except the Downtown TIF fund, all funds were taken from revenue or other expenditure accounts to adjust the accounts that were over budget. The Downtown TIF fund shortfall had to be taken from the Working Fund Balance in that fund. The budget adjustment numbers, fund affected and effect on the Working Fund balances are as follows:

<u>Budget Adjustment Number</u>	<u>Fund Affected</u>	<u>Increase (Decrease) in Working Fund Balance</u>
2016-01	GENERAL CORPORATE FUND	\$-0-
2016-02	MOTOR FUEL TAX	\$-0-
2016-03	AQUATIC ZOO	\$-0-
2016-04	TOURISM	\$-0-
2016-05	QUALITY OF LIFE/ECONOMIC DEVELOPMENT FUND	\$-0-
2016-06	GENERAL CORPORATE CAPITAL PROJECTS FUND	\$-0-
2016-07	HEALTH INSURANCE FUND	\$-0-
2016-08	SPECIAL SERVICE AREA # 1 FUND	\$-0-
2016-09	PUBLIC UTILITIES FUND	\$-0-
2016-10	DOWNTOWN TIF	\$(246,800)
2016-11	ROUTE 15/I-57 TIF	\$-0-
2016-12	SANITATION	\$-0-

Council Member Piper made a motion to approve the Final Reallocation of Funds for the 2015-2016 Budget. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Bechtel presented for Council's consideration a Request to Seek Proposals for an Industrial Park Conservation Area TIF Note. As discussed before, in order for the City to qualify for infrastructure grants (\$3.5 Million) for the new industrial park it was necessary to have a new building project in the new industrial park; namely, Phoenix Modular Elevator (Weedy Acres LLC). The TIF is not funded and there are upfront costs. Therefore, Bechtel proposes the City issue a TIF Note in the amount of \$450,000.00. Proposal requests will be sent to all local banks. This project is on a fast-track so that Phoenix Modular Elevator is able to meet their construction deadlines as specified in their State-funded grant. Payment for the note will be funded through the tax increment received in the TIF. If the fund falls short, then the City will subsidize the payment with funds from the 1% retail sales tax. It is estimated the note will be paid in full in approximately seven years.

Council Member McEnaney made a motion to approve the Request to Seek Proposals for an Industrial Park Conservation Area TIF Note. Seconded by Council Member Moore. Yeas: McEnaney, Moore and Chesley. Absent: May. Abstain for business reasons: Piper.

Jim Rozycki, Jr. appeared and stated that he and his wife have been paying the Miller Lake Lease for many years (although it is owned by his parents) and his father wishes to transfer, convey and assign his undivided one-half interest in the Lease Agreement to his son, Jim Rozycki, Jr. and his wife, Michelle Rozycki. This proposed conveyance was approved by the Park Board.

Council Member Piper made a motion to approve the Consent to Assignment of Lake Miller Lease from James J. Rozycki, Sr. to James J. Rozycki, Jr. and Michelle Rozycki. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Bechtel presented for Council's consideration a Preliminary and Final Plat for the Charles L. Allen's First Subdivision at 11205 E. Freesia Rd – Part of the Northwest ¼ of the Northwest ¼ of Section 13, T.3S., R.2E. of the 3rd P.M., Jefferson County, Illinois. This parcel of land is within the 1½ mile radius of the City, and is zoned agriculture. Mr. Allen wishes to subdivide the land in order to sell off the house located there but retain the farm land. A subdivision is required to sell the house only. The Planning & Zoning Commission unanimously approved this rezoning.

Council Member Moore made a motion to approve the Preliminary and Final Plat for the Charles L. Allen's First Subdivision at 11205 E. Freesia Rd – Part of the Northwest ¼ of the Northwest ¼ of Section 13, T.3S., R.2E. of the 3rd P.M., Jefferson County, Illinois. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

CITY ATTORNEY

City Attorney Leggans presented for Council's consideration the Second Reading of an Ordinance Annexing Property Located at 1810 S. 10th Street having PIN's 11-05-101-011; 11-05-101-012; and 11-05-101-016. Previously, the Huck's gas station on South 10th Street sat on a parcel of ground that was in the City limits. When the new facility was built, it was built on a parcel not in City limits. Since that time, BLT Properties annexed properties where they plan to build storage units in the city. The Huck's property is completely surrounded by City property thereby giving the City the ability to annex them into the City.

Council Member McEnaney made a motion to adopt Ordinance No. 2016-13 Annexing Property Located at 1810 S. 10th Street having PIN's 11-05-101-011; 11-05-101-012; and 11-05-101-016. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans presented for Council's consideration an Ordinance Rezoning Property Located at 15444 N. IL Highway 37 from B-2; Secondary Business to R-1; Low Density Residential. The Petitioning Party is Tony Mezo.

Council Member Piper made a motion to adopt Ordinance No. 2016-14 Rezoning Property Located at 15444 N. IL Highway 37 from B-2; Secondary Business to R-1; Low Density Residential. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

City Attorney Leggans presented for Council's consideration an Ordinance Rezoning Property Located at 11205 E. Freesia Rd. from A-G; General Agricultural to R-1; Low Density Residential. The Petitioning Party is Charles Allen.

Council Member Moore made a motion to Adopt Ordinance No. 2016-15 Rezoning Property Located at 11205 E. Freesia Rd. from A-G; General Agricultural to R-1; Low Density Residential. Seconded by Council Member McEnaney. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Leggans presented for Council's consideration an Ordinance Approving a Tax Increment Finance Redevelopment Agreement between the City of Mt. Vernon and Barry and Kimmy Dent.

Description of Project — 715 Main Street (Façade Improvements)
Repair existing masonry and cement facade, install new windows, new doors, new fire egress way, new roofing and copings. Complete interior renovation converting 8 existing apartments to 4 two-bedroom units. Includes new electrical, plumbing and ventilation. A new fire alarm and new interior finishes, fixtures and equipment.

Facade improvements include:	
New Windows	\$ 5,700
New Rear Stair and Balcony repair	1,500
Storm Water Drainage Improvements	1,100
New Entry and Ramp	500
Masonry Repair	<u>12,500</u>
TOTAL	\$21,350

Council Member McEnaney made a motion to adopt Ordinance No. 2016-16 Approving a Tax Increment Finance Redevelopment Agreement between the City of Mt. Vernon and Barry and Kimmy Dent. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Leggans presented for Council's consideration First Reading of an Ordinance Regarding Prevailing Wage Rate. This annual Ordinance, pursuant to Illinois Statute 820 ILCS 130/1-12, determines the prevailing wage rates to be paid to laborers, mechanics and other workers engaged in the construction of public works coming under the jurisdiction of the City to be the same rates as determined by the Illinois Department of Labor as of July, 2015. According to the Department of Labor, 2016 rates are not available as this time. **FIRST READING.**

Leggans presented for Council's consideration a Resolution Approving the Collective Bargaining Agreement Between the City of Mt. Vernon and the International Brotherhood of Electrical Workers. Bechtel advised this is a two-year agreement with a 1¾ percent increase in salary in addition to a Step increase which comes to a total increase of 2¾ percent and maintains internal parity with other Union Contracts. The contract contains language that in the event of the sale of the City's water and sewer assets, the purchaser of those assets must pay 100% of vacation and sick time owed to employees displaced by the sale.

Council Member Piper made a motion to approve a Resolution Approving the Collective Bargaining Agreement Between the City of Mt. Vernon and the International Brotherhood of Electrical Workers. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

Leggans presented for Council's consideration a Resolution Approving the Collective Bargaining Agreement Between the City of Mt. Vernon and the Laborer's International Union of North America, the Southern & Central, Illinois District Council, and Laborer's Local #1197 and the Teamster's Automotive, Petroleum and Allied Trades, Local #50. The terms of this contract are very similar to that of the IBEW. Bechtel advised that this is a two-year agreement with a 1¾ percent increase in salary in addition to a Step increase which comes to a total increase of 2¾ percent and maintains internal parity with other Union Contracts. The contract contains language that in the event of the sale of the City's water and sewer assets, the purchaser of those assets must pay 100% of vacation and sick time owed to employees displaced by the sale.

Council Member McEnaney made a motion to Approve a Resolution Approving the Collective Bargaining Agreement Between the City of Mt. Vernon and the Laborer's International Union of North America, the Southern & Central, Illinois District Council, and Laborer's Local #1197 and the Teamster's Automotive, Petroleum and Allied Trades, Local #50. Seconded by Council Member Piper. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

MAYOR

Mayor Chesley presented for Council's consideration the appointment of Kenneth Meyers to the Police and Fire Commission. Myron Moreland resigned and is moving out of the area.

Council Member Piper made a motion to approve the appointment of Kenneth Meyers to the Police and Fire Commission. Seconded by Council Member Moore. Yeas: McEnaney, Moore, Piper and Chesley. Absent: May.

CITY COUNCIL

Council Member McEnaney commended City Manager Mary Ellen Bechtel and all the City Staff who assisted her in compiling the extensive report on the status of the City's water and sewer utilities.

Council Member Piper reminded everyone that the Salute to Freedom will again be held at the Mt. Vernon Outland Airport on July 4.

VISITORS/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE

Dan Black, of Mt. Vernon, owner of Black & Son Construction and Inotech Manufacturing, shared his concerns about the prevailing wage as set by the Illinois Department of Labor, pursuant to 820 ILCS 130/1-12. He provided a spreadsheet comparing union and non-union wages.

Linola Spann, thanked the Mayor, City workers and Police Chief Deichman for bringing her efforts to improve her community to the attention of WSIL-TV.

Ms. Spann suggested that additional trash totes or a dumpster be placed in and around her neighborhood to provide a place for trash and debris to be collected.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

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

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk