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City Clerk



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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, April 3, 2017
7:00 p.m.**

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, April 3, 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 Father Ben Hankinson of Trinity Episcopal Church.

The Pledge of Allegiance was recited.

ROLL CALL

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

PRESENTATION OF JOURNALS

The Journals for the April 13, 2015, October 5, 2015, November 2, 2015, January 19, 2016, April 21, 2016, May 16, 2016, June 6, 2016 and August 1, 2016 Executive Session Meetings and the March 20, 2017 Regular 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 McEnaney. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.**

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

Randy Knox, the Mt. Vernon Township High School tennis coach and coordinator for children and youth programs for the city, asked the city for six new tennis courts to be constructed this summer at Lincoln Park using capital improvement funds at an estimated cost of \$500,000.00. He noted that the courts at Veterans Park are in "dire need" of replacement due to cracks and uneven surfaces; and the two courts in Summersville at Airport Park are not enough to promote youth tennis programs.

Kathy Asbery confirmed that she has donations for \$25,000.00 for bleachers, nets, etc., for the new tennis courts.

Richard Straeter expressed his concern about the dilapidated condition of the present tennis courts and the safety issues when playing on courts in need of repair.

Ken Meyers remarked that young residents want quality of life projects built in the city and tennis courts should be a priority for the city.

Linola Spann reminded everyone that residents will be meeting at her home at 1905 Lamar for a neighborhood cleanup to be held on April 8, 2017 at 9 a.m.

Mayor Chesley also shared that the city-wide cleanup will be held on Earth Day, April 22, 2017, at Veteran's Park from 8:00 a.m. to noon, and sponsored by ReMax Elite Realty.

Cindy Bevis, Tony Fisher and Mindy Goss will wait to speak at Agenda Item 10-A & 10-B.

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: #5 Illinois EPA – Loan - \$21,233.99 – Principal and interest payments on Lift Station 15. This lift station is in the Rolland W. Lewis Industrial Park, north of Pepsi. The original cost of renovation of the lift station was \$652,000.00 and funded by an IEPA low interest loan. The balance is \$306,200.00 and will be paid off in May 2025.

Council Member May made a motion to approve the Consolidated Vouchers for Accounts Payable in the amount of \$608,333.59. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

BIDS & QUOTES

Bechtel presented for Council's consideration Bid Results for Lincoln Park Concessions. Two bids were received, one for \$2,500.00 per year and the other was \$2,150.00 per year. Bechtel stated these bids were much lower than expected, and she recommended to Council that the bids be rejected. **Council Member McEnaney made a motion to reject the bid results for Lincoln Park Concessions. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.**

Bechtel presented for Council's consideration Bid Results for Waterproofing of City Hall Basement. The bids were received in November 2016. City staff has worked in the basement to locate and stop the leaking but water continues to leak into the southwest corner. The lowest bidder was Helitech Waterproofing and Foundation Repair at \$36,924.00. Nathan McKenna, Assistant to the City Manager, stated the City will negotiate with Helitech for a lesser amount (approx. \$7,500.00) because the needed repairs are not as extensive as initially thought.

BIDDER	BID AMOUNT
D&L Crawl Space and Basement Waterproofing	\$87,510.00
Woods Basement Systems, Inc.	\$37,463.40
Helitech Waterproofing and Foundation Repair	\$36,924.00

Council Member May made a motion to accept the low bid from Helitech Waterproofing and Foundation Repair. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

CITY MANAGER

Bechtel presented for Council's consideration a Request for Permission to Seek Bids for Fourth of July Salute to Freedom Fireworks Display.

Council Member McEnaney made a motion to grant a Request for Permission to Seek Bids for Fourth of July Salute to Freedom Fireworks Display. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

Bechtel presented for Council's consideration a Request for Permission to Seek Quotes to Replace the Awning on the West Entry of City Hall. The awning is in disrepair and needs to be replaced. It is estimated to cost approximately \$5,000.00.

Council Member May made a motion to grant a Request for Permission to Seek Quotes to Replace the Awning on the West Entry of City Hall. Seconded by Council Member McEnaney. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

Bechtel presented for Council's consideration a Request for Permission to Seek bids to Replace the Approach Pavement to Fire Station 1 Engine Bays (City Hall). City Engineer Brad Ruble will perform the engineering and design on the project.

Council Member Moore made a motion to grant a Request for Permission to Seek Bids to Replace the Approach Pavement to Fire Station 1 Engine Bays. Seconded by Council Member May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

Bechtel presented for Council's consideration a Request for Permission to Close Pauline Street from 10th Street to 9th Street on April 22, 2017 from 11:30 a.m. to 7:00 p.m. The request is made by Route 37 Performance, 2200 Benton Road, for a car show. All residents have agreed to the temporary closure.

Council Member McEnaney made a motion to grant a Request for Permission to Close Pauline Street from 10th Street to 9th Street on April 22, 2017 from 11:30 a.m. to 7:00 p.m. Seconded by Council Member May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Engineer Brad Ruble presented the capital projects report for April 2017:

CAPITAL PROJECTS REPORT

GENERAL SUMMARY OF PROJECT STATUS – April 2017

TRANSPORTATION

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
N. 27 th / Old Union Rd.	2.0 M	Design(HMG)	100%	Complete 2 nd Q 2017	Stage 1 is complete. Project is shut down for the winter. Water relocation is complete. Construction starting back up soon.
Perkins Avenue (10 th to 12 th)		Construction(Baxmeyer)	50%		
Fairfield Road Resurfacing	1.2 M	Design(Horner/Shifrin)	100%	Complete 2 nd Q 2017	Work has resumed and we are continuing south along the west side of 10 th St.
	80% IDOT	Construction(Baxmeyer)	70%		
Route 15 Overlay	1.2 M	Design(Roundtable)	100%	2 nd Q 2016	Project is complete.
Broadway and Main	70 K City	Const. (SI Asphalt)	100%	4 th Q 2016	
44 th St. Overlay	1.7 M	Design	Unknown	Jan. 2017	This is an IDOT project. Begins just east of Fairfield Rd. and extends to 15 th Street going both east bound and west bound.
	80% IDOT	Construction	0%	Summer 2017	
Richview Road Overlay	400 K	Design(Rhutasel)	10%	2 nd Q 2017	Design is underway.
		Construction	0%	4 th Q 2017	
Richview Road Overlay	650K	Design(Rhutasel)	0%	2 nd Q 2017	Design is underway.
		Construction	0%	4 th Q 2017	

SANITARY SEWER/STORM SEWER

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Lift Station 14 Force main Replacement	1.2 M	Design(HMG)	95%	Pending	HMG has design nearly complete. Awaiting funding approval to proceed.
Lift Station 14 Station Replacement	2.0 M	Construction	0%	Pending	
S. 28 th and Jones St. Sanitary Sewer	150 K	Design(N/A)	10%	2 nd Q 2017	Permits are submitted for. Will be going out to bid soon.
		Construction	0%		
Last, Rufus, Peek St. Storm Sewer	150 K	Design(RoundTable)	50%	2 nd Q 2017	Design is underway. Met on Friday to discuss our options.
		Construction	0%	4 th Q 2017	
Brownsville/Harlan Storm Sewer	174 K	Design(RoundTable)	75%	2 nd Q 2017	Design is underway. Met on Friday to discuss our options.
		Construction	0%	4 th Q 2017	
Northbrook Dr.	55 K	Design(in house)	100%	Complete	Public Works is going to design and possibly construct.
		Construction	0%	3 rd Q 2017	

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 th Q 2015 3 rd Q 2017	Project is on hold.
*-SRTS Marteeny Rd. and McCauley	360 K 154K IDOT	Design(RoundTable) Const. (Not Selected)	100% 0%	2 nd Q 2016 4 th Q 2017	Bidding has been delayed due to ROW issues.

WATER

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Broadway & Main Water Phase 2	1.0 M	Design(RoundTable) Construction	100% 99%	2 nd Q 2016 April 2017	Project is complete except for cleanup work.
S. 44 th Street Replacement	200 K	Design (Rhutasel) Construction	100% 95%	June 2016 Dec. 2016	Project is complete except cleanup work.

INDUSTRIAL PARK INFRASTRUCTURE

Project	Cost	Work Phase	% Complete	Est. Compl. Date	Notes
Roads	7.3 M all project	Design(HMG) Construction	95% 0%	1 st Q 2016 4 th Q 2018	Detailed design work is progressing. North Industrial Drive, South Industrial Drive, Shiloh Drive, and Sparrow Lane.
Water & Sewer	85 K Tarp, 1.285M EDP, 3.25M EDA	Design(HMG) Construction	100% 0%	1 st Q 2016 4 th Q 2017	Construction is set to begin this week.

Nathan McKenna, Assistant to the City Manager, presented the programs report for April 2017:

CITY PROGRAMMATIC REPORT

GENERAL SUMMARY OF PROJECT STATUS – April 2017

Project	Work Phase	Act. / Est. Cost	% Complete	Est. Compl. Date	Notes
Surplus Property	Review	N/A	N/A	Ongoing	Sale of one property pending and another signed for Mow to Own. Reviewing guidelines for Mow to Own to make changes on who can participate. Compiling a list of additional properties to surplus.
IT Improvements	Planning	18 K			There were some programming delays on the tourism website, pushing back completion. The website (enjoymtvernon.com) is expected to be live early this week.
City Hall Improvements	Review	1.2 M		Ongoing	Bids for the exterior door replacement at City Hall are due on April 5 th estimated cost \$15K. Putting together bid specs for the roof replacement, expected to have it out for bid by April 10 th . Improvements to the electrical, HVAC and Plumbing are in the design phase. Meeting with McCoy and Howard Engineering to discuss phasing issues in Mid April. Bidding for the project is expected in June with completion in November. Bid results for the waterproofing of the basement are on the agenda for council approval. We are also requesting to seek bids on the replacement of the awning on the west side entry and the approach pavement in front of the Fire station engine bays.
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	Poettker Construction and EWR Architects are finalizing the plans for the project. Currently they are working on the life safety and ADA Plans. City Staff will be meeting with both on the first week of April to review and finalize a timeline on seeking bids.

CITY ATTORNEY

City Attorney Bill Howard 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.

Ken Meyers spoke about Agenda Items 10-A and 10-B. Residents are concerned about the rezoning of the proposed annexation, as well as the proposed amendment to the mobile home ordinance.

Council Member May 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 McEnaney. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper. Agenda Item 10-A, a proposed Ordinance, was tabled.

City Attorney Howard 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 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).

Cindy Bevis questioned why the ordinance calls for a three-twelfths (3/12) or five-twelfths (5/12) roof pitch and not a four-twelfths (4/12). Mayor noted that four-twelfths (4/12) should be in the ordinance. She expressed her concerns regarding financing of secondary market manufactured homes.

Mindy Goss expressed her opposition to the proposed mobile home park.

Council Member McEnaney 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 May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper. Agenda Item 10-B, a proposed Ordinance, was tabled.

City Attorney Howard presented for Council's consideration an Ordinance Approving Rezoning of a Property Located at 601 S. 42nd Street from R-1; Low Density Residential District to B-2; Secondary Business District. The Petitioning Party is HFH1969, LLC. Bechtel noted that the Planning & Zoning Commission unanimously approved this rezoning and no objectors were present. Carmen Hugh Deichman stated that Faith Church of the Nazarene (601 S. 42nd St.) and Newell Funeral Home (2707 North St.) are trading buildings.

Council Member May made a motion to approve Ordinance No. 2017-17 Rezoning a Property Located at 601 S. 42nd Street from R-1; Low Density Residential District to B-2; Secondary Business District. Seconded by Council Member McEnaney. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Attorney Howard presented for Council's consideration an Ordinance Approving a Conditional Use to Allow One Dwelling Unit in Relation to Funeral Home Operations at 601 S. 42nd Street. The Petitioning Party is HFH1969, LLC. Newell Funeral Home, 601 S. 42nd Street, will have staff living on the premises.

Council Member McEnaney made a motion to adopt Ordinance No. 2017-18 Approving a Conditional Use to Allow One Dwelling Unit in Relation to Funeral Home Operations at 601 S. 42nd Street. Seconded by Council Member May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Attorney Howard presented for Council's consideration a Resolution Approving a Contract for Professional Services with Peckham Guyton Albers and Viets, Inc. (PGAV) related to North 44th Street Business District. Bechtel advised the City is considering the potential for creation of an Illinois Business District. The City desires to designate a portion of the N. 44th St. Business District, an area generally located northeast of the interchange between I-57 and Route 15, as the Study Area. PGAV will investigate of the ability of the study area to qualify as a "Blighted area" as defined in the Business District Law, prepare a Business District Plan, and conduct other planning analyses to accomplish such designation and thereby provide the appropriate incentives necessary to induce the development of the Study Area. The contact is for \$17,500.00.

Council Member May made a motion to approve a Resolution Approving a Contract for Professional Services with Peckham Guyton Albers and Viets, Inc. (PGAV) related to North 44th Street Business District. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Attorney Howard presented for Council's consideration a Resolution Approving an Agreement with Westport Pools for Grate Installation at the Aquatic Zoo. Bechtel stated that new grates are needed at the pool. The grates are covered under warranty; however, the labor to install the grates is not. The labor cost is \$7,570.00. These repairs will be paid with revenue in the Aquatic Zoo reserve fund.

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

City Attorney Howard presented for Council's consideration a Resolution Approving an Agreement with Jefferson County Sports Authority for Concession Services, at Lincoln Park. The City Manager determined that Jefferson County Sports Authority is the best candidate to handle the concessions at the Park with their liability insurance already in place. The

Agreement states that JCSA will pay the total sum of \$4,000.00 annually. In addition, the Lessee shall pay 20% of the total profits on the concession stand to the City with a maximum cap of \$1,000.00 annually.

Council Member McEnaney made a motion to adopt a Resolution Approving an Agreement with Jefferson County Sports Authority for Concessions at Lincoln Park. Seconded by Council Member May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Attorney Howard presented for Council's consideration a Resolution Approving a Proposal from Black & Sons Construction Related to Work at Park Plaza Shopping Center. The U.S. Post Office is in the Park Plaza Shopping Center. The south wall of the Post Office Building is falling over and in need of repair. Black & Sons Construction Inc. submitted a bid for \$89,145.00 for the repairs that will include removing portions of the Montgomery Ward's roof, building, and dock to stabilize the Post Office building. 2012 bond proceeds will pay for this project.

Council Member McEnaney made a motion to adopt a Resolution Approving a Proposal from Black & Sons Construction Related to Work at Park Plaza Shopping Center. Seconded by Council Member May. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

City Attorney Howard presented to Council's consideration a Resolution Accepting a Grant from the Illinois Housing Development Authority's Trust Fund Home Accessibility Program. Bechtel stated this is 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. Applications are available at City Hall. Residents should contact Crosswalk to check on the status of their application.

Council Member McEnaney made a motion to adopt a Resolution Accepting a Grant from the Illinois Housing Development Authority's Trust Fund Home Accessibility Program. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Absent: Piper.

MAYOR

Mayor Chesley recited a Proclamation in honor of Arbor Day, April 28, 2017. Ameren has given the City of Mt. Vernon \$2,000.00 to purchase trees to be given to city residents. Another community program is Brighten Our Neighborhoods where residents are given low cost lightbulbs for their porches.

A new event in Mt. Vernon, the Heartland Hook & Bullet Outdoor Expo, will be held on April 8 & 9.

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.

CITY COUNCIL

Council Member Moore announced that the Central Christian Church will be holding their annual community volunteer day on April 8, 2017.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

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

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Jerilee Hopkins
City Clerk