

City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, June 4, 2018
7:00 p.m.
MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, June 4, 2018 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, Illinois.

Mayor John Lewis called the meeting to order.

Kent Jackson from the Family Life Church gave the Invocation

The Pledge of Allegiance was recited.

ROLL CALL

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

PRESENTATION OF JOURNAL

The Journal for the May 21, 2018 Regular City Council Meeting was presented to Council for any additions, deletions or corrections.

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

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 the expenditure for the 2018 Summer Destination. City Manager Mary Ellen Bechtel explained that it is for the promotional materials published by the Tourism Department. Rippy asked if the report for the Acoustic Leak Survey was received since payment was authorized. Bechtel stated that the results will be presented at the June 8, 2018 Public Utilities Committee Meeting.

Council Member Donte Moore motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of 1,454,101.82. Seconded by Council Member Jim Rippy. Yeas: Moore, Rippy, and Lewis. Absent: May and Young.

BIDS & QUOTES

No bids and quotes were presented.

CITY MANAGER

City Manager Mary Ellen Bechtel requested permission to close 18th Street from Lamar to Conger for a neighborhood party. Kim Tucker at 717 S. 18th Street requested that the street be closed on Saturday, June 9, 2018 and Sunday, June 10, 2018 from 1 p.m. to 8 p.m. each day. Tucker received approval of the street closing from the neighbors.

Council Member Donte Moore motioned to approve the closure of 18th Street from Lamar to Conger on June 9 and 10, 2018. Seconded by Council Member Jim Rippy. Yeas: Moore, Rippy, and Lewis. Absent: May and Young.

CITY ATTORNEY

Corporation Council Bill Howard presented for First Reading an Ordinance Amending Article 21, Section 21-300, Schedule of Districts Regulations. Due to the popularity of alternate energy generating sources, this amends the Ordinance by adding as Conditional Uses in the A-G General Agriculture District the following: Energy Park; Photovoltaic Station; Solar Farm, Park, or Plant; Wind Farm, Park, or Plant. **First Reading was held.**

Corporation Council Bill Howard presented for First Reading an Ordinance Amending Article 6, Section 6.5: License Classifications, Permits, and Fees; and Article Section 6.14: Hours of Operation. This amends the Ordinance by allowing package sales of alcoholic liquor for the Restaurant with Lounge License classification and by allowing the sale of alcohol on Christmas Day. **First Reading was held.**

Corporation Council Bill Howard presented for First Reading an Ordinance Vacating a Tract Reserved for Street Purposes. The tract is adjacent to Lot 1 in Lakeshore Addition and the petitioning party is Jeanette A. Tyler as Trustee. City Manager Mary Ellen Bechtel explained that the subdivision plat shows a 25-foot strip reserved for road purposes. This strip runs from the public street back to the reservoir. The City has no use for this strip since the bicycle path was installed around the reservoir. **First Reading was held.**

Corporation Council Bill Howard presented for First Reading an Ordinance Annexing Real Estate Located at 11645 E. Richview Road. The petitioning parties are Troy and Trinda Heitmeyer. The Heitmeyer's are currently adjacent to the City limits and they are required to annex to tap on to the City's water mains. **First Reading was held.**

Corporation Council Bill Howard presented for First Reading an Ordinance Vacating Part of a Fifteen-foot Wide Alley between Lots 1 through 4 and Lots 17 through 20, all in Block 5 of Boyd Place Addition.

The petitioning party is Roger Byerley. Byerly plans to redevelop the property. City Manager Mary Ellen Bechtel explained that there is a sewer line that runs through this alley and the developer will be required to re-route the sewer line for this vacation. **First Reading was held.**

Corporation Council Bill Howard presented for Council's consideration a Resolution Approving a Facility Encroachment Agreement between the CSX Transportation and the City of Mt. Vernon. City Manager Mary Ellen Bechtel explained that this pertains to the railroad crossing on 12th Street where a major leak occurred last winter. The City needs to replace the water line that runs under the CSX Railroad. This Agreement will allow the City to bore under the railway. This water line will be part of the 12th Street to 15th Street project which includes replacing and upsizing most of the lines. The water line will be a re-routed north to Broadway then up to the L & N Tower. The permits have been submitted to IEPA.

Council Member Donte Moore motioned to approve the Resolution Approving a Facility Encroachment Agreement between the CSX Transportation and the City of Mt. Vernon. Seconded by Council Member Jim Rippy. Yeas: Moore, Rippy, and Lewis. Absent: May and Young.

MAYOR

Mayor John Lewis introduced Ray Botch to present the Public Utilities Committee 2017-2018 Report. Botch provided the following report:

UTILITY COMMITTEE 2017-18 REPORT

This report is broken down into three parts

1. Narrative
2. 2017-2023 Action Plan
3. Yearly revenue and expenditure report by category 2017-2023

In May 2017, Mayor John Lewis appointed the Public Utilities Committee with the goal to bring our water and sewer systems into the 21st century. Realizing that everything could not be done tomorrow, our mission became to develop a realistic long-range plan. Our task became more difficult with several unexpected problems such as the sewer collapse under the L & N Tracks at 20th Street, 12th Street major water main break at the L & N Tracks, and the clogged inlet pipes at the sewer treatment plant.

Like the artist, we started with a blank canvas to fashion an innovative plan to finance and build our infrastructure. We would not take any short cuts and would investigate every alternative completely. Our mission was complicated since most of our infrastructure was underground. It would require us to hire experts to determine the scope of the problems.

The Committee came up with a variety of funding sources to give the City "the biggest bang for our buck" and achieve our goals in the shortest time possible. We would use seven (7) revenue sources.

They are:

- 1 Existing infrastructure funds
- 2 50% of the 1% sales tax increase
- 3 The 2% yearly utility rate increase
- 4 Short term bank loans

- 5 Pay as you go
- 6 CDAP FUNDS
- 7 Illinois environmental protection agency low interest loans which take a year to process

A Water Modeling was completed showing how to best utilize our four water storage tanks to reduce the City's 18% unaccounted water. The Committee decided to replace our antiquated water metering system with state of the art automatic read meters. After considerable research and visits to Franklin, TN and Elmhurst, IL, it was decided that Kamstrup Meters were the best fit for Mt. Vernon. The City Council awarded a 2.6 million-dollar contract to purchase 6,700 Kamstrup Meters. We hope all meters will be installed by December 31, 2018.

The City authorized an Acoustic Leak Survey and found that our system was virtually leak-free. This would indicate that most of our water loss comes from faulty water meters which we are replacing. However, the American Water Works Association and the International Fire Chief's Association stress that a minimum of at least a 6-inch diameter water main is needed to provide efficient water flow and fire protection. Mt. Vernon has 38.5 miles of 2 and 4-inch water mains. Based on projected cost, we will need 12.3 million dollars. Our plan calls for a 2 million-dollar expenditure a year.

Three of our four water tanks need major repairs or replacement. This year we will upgrade the Vernwood Tank at a cost of 480,000 to be paid by funds on hand. A 990,000 Loan Application to IEPA is being prepared for the Opdyke Tank. In 2022, we are hoping to replace the 150,000-gallon L&N Tank with a 500,000-gallon tank at a cost of 1.8 million dollars. Based on recent problems at Rend Lake, we will do a water modeling study to determine if more water storage is warranted.

This year we have started televising our sanitary sewers. The Summersville study is complete. The repair estimate is about 700,000. The good news is most of the mains can be relined rather than being replaced. Several new studies will begin shortly. Our plan includes 10.4 million-dollars for sewer main lining or replacement.

Three lift stations need to be replaced. Lift station #14, which serves everything west of 42nd street is being engineered currently with a 6-month completion date. We will seek a 3.2 million-dollar IEPA loan. The Maple and Wagner Road are scheduled for 2021-2022 at a cost of 2.5 million-dollars.

At the Sewer Treatment Plant, we are waiting on the condition of the four 2,000-foot inlet pipes that were 25% to 50% clogged. Wet weather has hampered completion of this task.

The Committee feels that we are on the right track, but it will take time and patience to accomplish our goals. With our aims set high our goals are reached.

2018-2023 Action Plan

The Utilities Committee has developed an ambitious 25.3 million-dollar action plan to upgrade the water/sewer infrastructure. The plan uses seven funding sources. They are:

1. Existing fund balances;
2. Fifty (50) percent of the 1% home rule sale tax;
3. 2% of annual increase in water/sewer rates;
4. CDAP funds;
5. Short-term bank loans;
6. Pay as you go;
7. IEPA Low Interest Loans

Some of the highlights of our action plan are:

1. Replace 6700 water meters with Kamstrup Automatic Read Water Meters

2. Rebuild or replace the Vernwood, Opdyke, and L & N Water Storage Tanks
3. Replace Lift Stations #14, Maple Street and Wagner Road
4. Replace or reline all defective sanitary sewer mains
5. Replace 38.4 miles of substandard watermain
6. Replace 12th- 15th/ L & N water main

The Action Plan shows yearly projects followed by the actual yearly cash outlay. This Action Plan can be updated at any time.

Cash Cost 2017-2018

Pay as You Go	388,126
Engineering	200,000
Total 2017-2018	588,126

Water Tank Pit Replacements	395,000
12th/15th Street Water Main	385,000
Water Main Harrison 12 th to 15 th Street	15,000
Water Main 15 th /Conger/Cherry	35,000
Sewer Main Surveys	200,000
Water Meters	2,595,000
Total 2018-2019	4,506,000

Expenditures 2018-2019

SCADA/Telemetry Equipment	138,000
44th street sewer	50,000
Vernwood Water Tank	400,000
Bethel Lift Station	100,000
Mid-town sewer Survey	41,000
Sewer Plant Inlet Cleaning	87,000
Summerville Sewer Survey	65,000

Cash Cost 2018-2019

Pay as You Go	1,911,000
Engineering	200,000
Water Meter Loan	2,595,000
Total 2018-2019	4,706,000

Expenditures 2019-2020

Lift Station #14/Force Main	3,220,000
Opdyke Water Tower	990,000
Sewer Leak Detection	200,000
Total 2019-2020	4,410,000

Cash Cost 2019-2020

Pay as You Go	200,000
IEPA Loan Repayment	239,208
Engineering	200,000
Water Meter Loan Repayment	586,027
Total 2019-2020	1,125,235

Expenditures 2020-2021

Sewer Lining	800,000
Water Main Replacement	2,000,000
Sewer Main Replacement	1,000,000
Sewer Leak Survey	200,000
Total 2020-2021	4,000,000

Cash Cost 2020-2021

Pay as You Go	200,000
IEPA Loan Repayment	459,838
Meter Loan	586,027
Engineering	200,000
Total 2020-2021	1,445,865

Expenditures 2021-2022

Maple, Wagner Road Lift Stations	2,500,000
Sewer Lining	800,000
Water Main Replacement	2,000,000
Sewer Main Replacement	2,000,000
Sewer Leak Survey	800,000
Water Modeling Study	30,000
Total 2021-2022	6,130,000

Cash Cost 2021-2022

Pay as You Go	230,000
IEPA Loan	883,675
Meter Loan	586,027
Engineering	200,000
Total 2021-2022	1,899,702

Expenditures 2022-2023

L&N Tower Replacement	1,825,000
Sewer Lining	800,000
Water Main Replacement	2,000,000
Sewer Main Replacement	2,000,000
Water Pipe Condition Study	2,000,000
Sewer Leak Survey	200,000
Total 2022-2023	6,025,000

Cash Cost 2022-2023

Pay as You Go	400,000
IEPA Loan	1,210,268
Meter Loan	589,027
Engineering	200,000
Total 2022-2023	2,296,295

Cash Outlay 2017-2022

2017	588,126
2018	4,706,000
2019	1,125,235
2020	1,145,865
2021	1,899,702
2022	2,296,295
Total	11,761,223

Expenditures 2018-2022

2018	4,706,000
2019	4,410,000
2020	4,000,000
2021	6,130,000
2022	6,025,000
Total	25,271,000

Utilities Infrastructure Revenues and Expenditures 5/1/17-4/30/24

Item	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Totals
Balance forward	534,810	1,009,760	878,760	1,818,525	2,680,660	3,234,958	3,441,663	13,599,136
Meter tax available (cash)	750,000	0	0	0	0	0	0	750,000
Rate increase 2% (cash)	188,000	325,000	465,000	608,000	754,000	903,000	1,055,000	4,298,000
Sales tax 1/2% (cash)	125,076	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	10,325,076
Bank loan for meters		2,700,000						2,700,000
TOTAL REVENUE	<u>1,597,886</u>	<u>5,734,760</u>	<u>3,043,760</u>	<u>4,126,525</u>	<u>5,134,660</u>	<u>5,837,958</u>	<u>6,196,663</u>	<u>31,672,212</u>
EXPENSES								
PAY AS YOU GO	388,126	2,061,000	200,000	200,000	230,000	400,000	0	3,479,126
IEPA CUMULATIVE	0	0	239,208	459,838	883,675	1,210,268	1,210,268	4,003,257
SHORT TERM LOANS	0		586,027	586,027	586,027	586,027	586,027	2,930,135
ENGINEERING	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
WATER METERS		2,595,000						
TOTAL EXPENSES	588,126	4,856,000	1,225,235	1,445,865	1,899,702	2,396,295	1,996,295	14,407,518
BALANCE	<u>1,009,760</u>	<u>878,760</u>	<u>1,818,525</u>	<u>2,680,660</u>	<u>3,234,958</u>	<u>3,441,663</u>	<u>4,200,368</u>	<u>17,264,694</u>

* DOES NOT INCLUDE IEPA PROJECTS OTHER THAN YEARLY PAY OUTS.

Expenditures 5/4/2018

Expenditures	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Totals
IEPA 1.5% 20 yr. Loan							
Lift Station #14 & Force Main			3,220,000				3,220,000
Opdyke Tower (Sook Gal.)			900,000				900,000
Maple Lift Station					2,500,000		2,500,000
L&N Tower (500 k Gal)						1,825,000	1,825,000
Sewer Lining				800,000	800,000	800,000	2,400,000
Water Main Replacement				2,000,000	2,000,000	2,000,000	6,000,000
Sewer Main Replacement				1,000,000	2,000,000	1,000,000	4,000,000
Total			<u>4,120,000</u>	<u>3,800,000</u>	<u>7,300,000</u>	<u>5,625,000</u>	<u>20,845,000</u>
IEPA Loan 1.5%/ 20 Yrs.			239,208	220,629	423,840	326,589	1,210,267
Yearly Cumulative				459,838	883,675	1,210,268	2,553,781
Pay as You Go							
Scada / Telemetry		138,000					138,000
*Acoustic Leak Survey/Pipe Cond.	25,000					200,000	225,000
Sewer Leak Study/Pipe Condition		200,000	200,000	200,000	200,000	200,000	1,000,000
Water Modeling					30,000		30,000

Sewer 44th Street		50,000					50,000
Sewer Pipe Lining/Main Construction		200,000					200,000
Vernwood Tank Repairs		396,143					396,143
Bethel Lift Station		100,000					100,000
**20th Street Collapse	190,799						190,799
**28th Street Sewer	86,000						86,000
•• Water Modeling Study	11,000						11,000
**Opdyke Tower Coating Inspection	1,800						1,800
** Opdyke Tower Engineering	3,566						3,566
**Lift Station #14 Feasibility	59,551						59,551
** Ls 14 Force Main	3,460						3,460
**CSX - 20th Street Collapse	6,950						6,950
* Midtown Sewer Survey		41,000					41,000

Expenditures 5/4/2018

*WWTP Survey		87,000					87,000
*Summersville Sewer Survey		65,000					65,000
Opdyke Tower Pit		80,000					80,000
TQM/L & N/Vernwd Tanks Repairs		395,495					395,495
							0
12th -15th St. Water Replacement		385,000					385,000
Grit Station Pipes		80,000					80,000
Water Mains		50,000					50,000
Total	388,126	2,267,638	200,000	200,000	230,000	400,000	<u>3,685,764</u>
Engineering	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Short Term Finance							
Water Meters Loan Payment		2,595,000					
5 Yrs. 2.79%			586,027	586,027	586,027	586,027	2,344,108
Total Expenditures	<u>588,126</u>	<u>5,062,638</u>	<u>1,186,027</u>	<u>1,186,027</u>	<u>1,246,027</u>	<u>1,586,027</u>	<u>10,854,872</u>

Council Member Jim Rippey thanked Ray Botch for his efforts and professionalism. He feels that the City is on the right path.

Council Member Donte Moore asked that in the year 2023, what percentage of the City's utility system will be improved. Ray Botch stated 90% of the water system should be completed. The sewer system will take longer to complete. Moore appreciated the Committee's long-term plan and hopes that the City will continue to stay on top of this matter.

Mayor John Lewis stated that when the Public Utilities Committee was established last year, he had no idea of the time it would require.

CITY COUNCIL

Council Member Jim Rippy stated that he was pleased to resolve the stipulation regarding the 7th Street Railroad Crossing and he is hopeful that in the next few weeks a timeline can be established.

Council Member Donte Moore thanked the Mount Vernon Police Department for the way they handled a recent situation. The Police Officers did exactly what they were trained to do. He thanked the Illinois State Police and the Jefferson County Sheriff's Department for their efforts.

Council Member Jim Rippy reported that the Concerned Citizens of Jefferson County will be vocalizing the matter of Rend Lake Water Conservatory District using water revenues to fund Rend Lake's recreational facilities.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were heard.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

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

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Mary Jo Pemberton
City Clerk