

**City of Mt. Vernon, Illinois  
Regular City Council Meeting  
Monday, August 20, 2018  
7:00 p.m.  
MINUTES**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, August 20, 2018 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27<sup>th</sup> Street, Mt. Vernon, Illinois.

Mayor John Lewis called the meeting to order.

Father Bill Howard from Trinity Episcopal Church gave the Invocation.

The Pledge of Allegiance was recited.

**ROLL CALL**

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

**PRESENTATION OF JOURNALS**

The Journals for the August 6, 2018 Regular City Council Meeting and the August 9, 2018 Special City Council Meeting were presented to Council for any additions, deletions or corrections.

**Council Member Donte Moore motioned to approve the Journals as presented. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

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

Mayor John Lewis stated that everyone on the sign-in indicated that they wanted to speak on the Park Plaza proposal. Mary Burgan, President of Milano Railcar Services, requested that public comments be grouped together during the discussion of the proposed Economic Development Agreement.

**APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE**

The Consolidated Vouchers for Accounts Payable were presented to Council for approval. Council Member Jeff May asked if overtime costs are staying within the budget. City Manager Mary Ellen Bechtel replied yes, however there has been quite a bit of overtime recently. Council Member Jim

Rippy asked what percentage of the budget accounts for overtime. Bechtel will report back on the exact percentage.

**Council Member Donte Moore motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,573,893.28. Seconded by Council Member Jeff May. Yeas: May, Moore, Rippy, Young, and Lewis.**

### **BIDS & QUOTES**

No bids and quotes were presented.

### **CITY MANAGER**

City Manager Mary Ellen Bechtel requested permission to seek bids for the North 44<sup>th</sup> Street Water Line Replacement. Bechtel explained that this is part of the road improvements in this area.

**Council Member Jim Rippy motioned to grant permission to seek bids for the North 44<sup>th</sup> Street Water Line Replacement. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel requested permission to seek bids for the Downtown Sidewalk Replacement Project. Bechtel explained that three areas are in need of replacement. The areas on the west side of 9<sup>th</sup> Street, east side of 10<sup>th</sup> Street, and the south side of Illinois 15 (800 block of Main Street). Revenue will come from the Special Service Area #1 Tax and Downtown Development TIF District. The estimated cost is \$60,000.

**Council Member Donte Moore motioned to grant permission to seek bids for the Downtown Sidewalk Replacement Project. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

City Manager Mary Ellen Bechtel requested permission to seek bids for the Demolition of Thirteen (13) Properties. The properties are:

1. 101 Casey Avenue
2. 712 S. 22<sup>nd</sup> Street
3. 1613 S. 12<sup>th</sup> Street
4. 802 S. 22<sup>nd</sup> Street
5. 700 S. 19<sup>th</sup> Street
6. 116 Wagner Avenue
7. 2100 Logan
8. 2108 Logan
9. 1700 S. 14<sup>th</sup> Street
10. 1810 & 1812 Perkins Avenue
11. 831 S. 18<sup>th</sup> Street
12. 829 S. 18<sup>th</sup> Street
13. 913 S. 21<sup>st</sup> Street

Bechtel explained that twenty-eight properties are budgeted for demolition. These thirteen properties are ready to be bid. The estimated cost to demolish the thirteen properties is \$60,000. The funds will come from the new 1% Sales Tax revenue.

**Council Member Jeff May motioned to grant permission to seek bids for the Demolition of Thirteen (13) Properties. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

**CITY ATTORNEY**

Corporation Council Bill Howard presented an Ordinance Approving the Rezoning of Properties at 1411, 1409, 1410, 1408, and 1406 South 26<sup>th</sup> Street from R-M2 – Medium Residential and Mobile Home to B-2 – Secondary Business District. The petitioner is Kenneth Paul Aydt. The Zoning and Planning Commission unanimously approved this request and no objections were heard.

**Council Member Donte Moore motioned to approve Ordinance #2018-36, an Ordinance Approving the Rezoning of Properties at 1411, 1409, 1410, 1408, and 1406 South 26<sup>th</sup> Street from R-M2 – Medium Residential and Mobile Home to B-2 – Secondary Business District. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

Corporation Council Bill Howard presented an Ordinance Approving the Rezoning of Property at 915 Cleveland from R-3 – High Density Residential to B-2 – Secondary Business District. The petitioner is MTK Investments, LLC. The Zoning and Planning Commission unanimously approved this request and no objections were heard.

**Council Member Mike Young motioned to approve Ordinance #2018-37, an Ordinance Approving the Rezoning of Property at 915 Cleveland from R-3 – High Density Residential to B-2 – Secondary Business District. Seconded by Council Member Donte Moore. Yeas: May, Moore, Rippy, Young, and Lewis.**

Corporation Council Bill Howard presented a Resolution Approving the Economic Development Agreement with Milano Railcar Services DBA Milano Railway Logistics Services. City Manager Mary Ellen Bechtel listed some of the conditions and expectations in the Agreement.

1. Purchase price \$675,000
2. Milano agrees to \$25,000 as down payment upon execution of the Agreement.
3. Balance of \$650,000 will be paid by means of a Promissory Note
  - a. Promissory Note with a term of 15 years and zero percent interest
  - b. Dollar for dollar credit for each dollar of capital investment by Milano for improvements upon the property or within 2,500 feet of the existing operations of Milano located at 510 South Sixth Street
  - c. \$25,000 credit for each full-time job newly created and \$12,500 credit for each newly created in-direct full-time job within Jefferson County by contracted service providers to Milano
  - d. Upon expiration of the 15-year term, Milano will pay the balance to the City within 30 days of the expiration
4. Relocation of the U.S. Post Office is at the sole cost and expense of the City. Agreement is null and void if the relocation is not met within thirty-six (36) months from date of execution.

5. Milano's projects that their investment will total \$1,157,000 creating not less than eight (8) new direct full-time jobs while retaining not less than twenty-five (25) existing full-time jobs and creating twenty-eight (28) indirect full-time jobs.
6. No part of the property will be used for salvage or recycling operations
7. City agrees to rezone the property to Zoning Classification I-2, General Industrial
8. Closing of the property will occur within ninety (90) days of date of the relocation of the U.S. Post Office
9. Fully operational Railroad Transload Facility within sixty (60) months of closing
10. Within six (6) months of the closing, Milano agrees to demolish all structures. Eligible demolition expenses will be reimbursed by annual payments of not less than \$100,000 per year from the Mt. Vernon Downtown Tax increment Financing District Tax Revenues.
11. The City consents to a new railroad crossing on Newby Avenue.
12. The City agrees to designate some of the existing City streets as "truck routes".
13. The City has no obligation to construct any infrastructure or other public improvements for the development of the property.

Council Member Jeff May explained that the City will have no upfront out-of-pocket money cost except for the expenses related to the relocation of the United States Post Office. Council Member Jim Rippy stated that the City is paying for the demolition out of TIF Funds. Bechtel reported that the total cost to the City are the relocation expenses of the Post Office and the demolition which is estimated between \$127,000 and \$500,000. The City has funds budgeted for the demolition, but now can use the funds towards the relocation of the Post Office.

Council Member Jim Rippy stated that he thought the Park Plaza Redevelopment had nothing to do with the reopening of 7<sup>th</sup> Street to through traffic. He asked if that was correct, why is the reopening mentioned in the proposal. City Manager Mary Ellen Bechtel explained that attached to the proposed Agreement is Milano's original proposal presented in March 2018. After the original proposal was presented, the Council completely separated both projects.

Council Member Jim Rippy asked if Bechtel made a detailed list of the changes between the original proposal and the proposed Agreement. Bechtel replied that the main changes are Milano's estimated investment from \$309,000 to \$1,157,000 and the initial purchase price of \$475,000 to \$675,000. The initial proposal cannot be compared by line item because the City required additional items such as the time period for the relocation of the Post Office and the time period for completion of the transloading facility. Rippy stated that it does not make sense that the Council cannot compare the proposed Agreement to the initial proposal. Bechtel explained that the Agreement contains everything in the initial proposal plus the City's additional items and Milano's investment and purchase price costs. Rippy said that he would not be able to make a decision without seeing the detailed differences.

Council Member Jeff May stated that the Council heard the four proposals. Milano's proposal was the only plan that the investor placed their money upfront. The Agreement is better than Milano's original proposal because Milano has more accountability. May stated this is the best for the taxpayers.

Mary Burgan, President of Milano Railcar Services, explained the unique project. She gave an analogy by comparing the Railroad Transload Facility to the interstate highway interchange system. She stated that their property has access rights to three intersecting railroads; Union Pacific, Norfolk Southern, and Evansville Western. Business shipping through this interchange will directly access the North American rail network. This will support new manufacturing logistics, and warehousing jobs in Mt. Vernon. Burgan addressed concerns about aesthetics of the property. She assured the community that the facility will be professional, clean, and private. Currently, some products moving through Milano's are coal mine conveyor belts, forest products, agriculture products, and pipes. Milano is also a temporary storage and transient location for Continental Tire. Burgan thanked the Council for their consideration of Milano's Economic Development Plan.

Kris Chamness, 4628 Lilac Lane, spoke in support of the Milano project. He stated that Mt. Vernon needs an investment in the downtown area and the additional jobs. The Mary Burgan's (Federici) family has a proven record of success in business and has generated hundreds of jobs in the community.

JoAlice Pierce, 700 Meadowbrook, spoke in opposition to the Milano project. She voiced concerns over the noise of the massive machinery and traffic problems. Pierce said that this Transload Facility would be in the middle of Mt. Vernon and she asked how the surrounding areas would be affected. She asked that the Council to table action on this matter until more is learned about a Transload Facility, type of products to be coming into Mt. Vernon, and area safety. Pierce stressed that the citizens of Mt. Vernon need to know what is going on.

Mia Barker, co-owner of Milano Railcar Services, a read of support letter from Evansville Western Railway, Inc. The letter stated that the Milano site is unique by having connection and immediate access to five railroads, four of which are major Class 1's. Evansville Western seeks to grow their business and serve more customers in Mt. Vernon both directly and by transloading with Milano.

Jim Czerwinski, Owner of Magnem Steel Works, Inc., spoke in support of the Milano project. He stated as a business man this seems like an easy decision. He explained that some of Magnem Steel's equipment takes 200 to 250 trailer trucks to deliver the equipment. It would make more sense if the equipment could be shipped by rail to Mt. Vernon, then a local trucking company deliver to Magnem Steel.

Michael Federici, co-owner of Milano Railcar Services, read a letter of support from Northfork Southern Railroad. Northfork provided a conceptual drawing detailing a possible rail service facility.

Dennis Southerd, 2809 Lime Ave., spoke on the sound system at the RWL Community Building before speaking on the Milano project. He explained for \$3,000 to \$4,000 an appropriate sound system could be installed for the audience to properly hear all of the happenings. Mayor John Lewis replied that this matter has been discussed and the sound system project is on the radar.

Southerd stated that the citizens were promised the number of jobs that would be created with the redevelopment of Park Plaza. City Manager Mary Ellen Bechtel explained that Milano will be creating not less than eight (8) new direct full-time jobs while retaining not less than twenty-five (25) existing

full-time jobs and creating twenty-eight (28) indirect full-time jobs. As a credit on the promissory note, Milano will receive a \$25,000 credit for each full-time job newly created and \$12,500 credit for each newly created in-direct full-time job within Jefferson County by contracted service providers to Milano. In-direct jobs from contracted service providers to Milano and Milano's customers are jobs which actually utilize, occupy, operate, or otherwise support the Milano Railroad Transload Facility. A full-time job means an employee whose actual hours of employment during a consecutive twelve-month period are a minimum of 1,950 hours per year. Southerd asked what the jobs' approximate salary or hourly wage is. Mary Burgan explained that the full-time jobs will have full benefits including a 401K Plan, work boots, personal protection equipment (PPE), and insurance. The starting wage is \$13.00 per hour and up depending on the job, responsibility, and skill level.

Southerd asked what the City's estimated lump sum investment is for this venture. City Manager Mary Ellen Bechtel explained that the amount is uncertain because the cost is unknown for the relocation of the Post Office and the amount to reimburse Milano's for demolition costs through the Downtown TIF is also unknown. Mayor John Lewis stated the Post Office will need to be relocated. This is an expense that the City would incur regardless if this project goes through or not. Lewis stated that the City owns the Park Plaza property. The buildings are condemned, and the City is also required to incur the demolition costs or bring the buildings up to code. Southerd said that citizens need to be aware of the cost details and what the City will be investing in the project. Mayor Lewis reiterated that the City will have no investment in the project. He explained that this has been a long and arduous process going on over a year. The Council spent six months requesting proposals to ensure that the process was fair, and no favoritism of any kind entered into the process. All the proposals received were presented in public at a City Council Meeting. The City Manager was directed by the Council to negotiate an agreement with Milano's. The final agreement is better than the original proposal. Milano's proposal was the only one that guaranteed what would be done. If not, then Milano's will reimburse the City. If the property is sold before the investment is made, Milano's will also reimburse the City.

Jonathan Hallberg, CEO of the Jefferson County Economic Development Corporation, stated that there are three locations in the United States that have a transload facility – Chicago, IL, Nashville, TN, and Mt. Vernon, IL. Chicago and Nashville are public entities. Milano's facility will be the only private facility. This is something that Mt. Vernon should be very proud of as it will create opportunities for commerce and business.

Benny Harmse, Plant Manager of Continental Tire, stated this is an entrepreneurial proposal. There will be a lot of benefit to the community and an opportunity for the future.

Allison Allgaier, President of Phoenix Modular Elevators, feels that this is a very exciting opportunity and has huge potential for the future.

Mike McDonough, 835 McCauley Road, stated that he was not against the Milano project, but he asked if the Council considered what this type of business would be like one block south of the downtown square. No one knows the amount of traffic or number of railroad cars and trailer haulers. He asked who will pay for the infrastructure damage. He hopes that the Council has given this a lot of thought, because it is one that cannot be changed.

Council Member Donte Moore spoke on the other various industrial businesses in this area such as National Railway, Nutherm International, Bennett Metals, and Lay's Manufacturing. These industries have caused no problems in the area. Milano has the opportunity to be the biggest business in Southern Illinois and the City needs to seize this chance.

Council Member Jim Rippy stated that 7<sup>th</sup> Street was closed in 2012 and it is found that it was not necessary to ever be closed. He said that Milano will have another sixty months to have an operational Railroad Transload Facility. The City has been talking about transloading for over a decade and still there is no model or results to know if it will be a success or failure. He agrees that having a huge rail yard one block away from the downtown square takes away from the quaintness of the area and feels \$13.00 per hour is too low. Rippy stated that all the City has is a proposal and it is not the wisest thing for the City of Mt. Vernon.

Council Member Donte Moore reported that the starting wage for temporary employees is from \$9.00 to \$10.00 per hour. Moore said that a starting wage of \$13.00 per hour is good. He spoke on the chances that Mt. Vernon took when Continental Tire opened and now there are over 3,600 people employed.

Council Member Jeff May stated that there is not enough data for a true financial model. May said that three of Mt. Vernon's greatest businesspeople spoke in support of this project. He summarized that Milano's will pay for the demolition of Park Plaza and the City will reimburse Milano's over time with TIF Funds. Milano's will make over \$1 million of improvements and guarantee the City \$675,000 if the project does not succeed.

Mayor John Lewis stated that wages were discussed during the proposal process and Milano's was paying the highest. The bottom line is that the process was fair, and Milano's won.

**Council Member Donte Moore motioned to approve the Resolution Approving the Economic Development Agreement with Milano Railcar Services DBA Milano Railway Logistics Services. Seconded by Council Member Jeff May. Yeas: May, Moore, Young, and Lewis. No: Rippy.**

#### **MAYOR**

Mayor John Lewis reported on the grand opening of Fine Swine Restaurant in Mt. Vernon.

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

---

#### **UTILITY COMMITTEE STATUS REPORT 2019-2020 WORK PLAN**

*Enough of the necessary studies and investigations have been completed to allow us to start on the infrastructure. This Status Report and 2019-2020 Work Plan are intended to show the progress we have made and where we are going. Five areas will be addressed:*

1. PROJECTS COMPLETED
2. PROJECTS UNDER CONTRACT
3. CASH POSITION
4. 2019-2020 WORK PLAN
5. RECOMMENDATIONS

### **PROJECTS COMPLETED AND PAID FOR**

Since undertaking a massive infrastructure rebuilding program May 2017, the City has spent \$762,329 for:

#### **1. SCADA SYSTEM**

The City has installed a Supervisory Control and Data Acquisition System (SCADA) costing \$138,000. **WHAT IS A SCADA SYSTEM?** Gauges located on the wall at Public Works Office to provide management of the information to monitor, regulate and balance, water flow, water tank levels and pipe pressure.

#### **2. WATER MODELING STUDY**

An \$11,000 Water Modeling Study was undertaken to optimize our Water Delivery System. This resulted in a more efficient way to use our four Water Storage Reservoirs.

#### **3. ACOUSTIC LEAK SURVEY**

An Acoustic Leak Survey costing \$25,543 was completed. **WHAT IS AN ACOUSTIC LEAK SURVEY?** It is a process using ultra sound to find undetected leaks in water pipes and connections such as fire hydrants and customer service lines. It does not determine the condition of our underground pipes. At the time of the survey, our system was tight showing only a 1.45% water loss, which is incredible given last month alone the water system had 34 leaks. The low water loss was due to the rapid response by our Public Works Department to repair leaks when they occur. To make our water system more efficient and reduce our 18% annual water lossage, it is necessary to replace our old water meters with 6,700 Kamstrup Automatic Read Meters, rebuild or replace three water storage tanks, install a SCADA Control System, and replace at least 46.85 miles of deteriorating water mains.

#### **4. WHAT IS WATER LOSSAGE?**

Simply put it is the amount of water billed us by Rend Lake less the amount we bill our customers converted to a percentage. We receive about 3.5 million gallons a day from Rend Lake. If we talk about an 18% water loss, it would be the amount Rend Lake bills us daily (3,500,000 gallons) times 18%. This equals 630,000 gallons of water that goes unbilled each day. **HOW IMPORTANT IS THE LOSS OF 630,000 GALLONS OF WATER PER DAY?** Say the average homeowner uses 7,000 gallons divided by 31 days = 226 gallons per day usage. Then divide 630,000 gallons by 226 gallons = 2,788. This means the City needs 2,788 additional customers to offset our DAILY WATER LOSSAGE.

6000 GALLONS = 194 GPD divided into 630,000 = 3,247 additional customers needed

5000 GALLONS = 161 GPD divided into 630,000 = 3,913 additional customers needed

4000 GALLONS = 129 GPD divided into 630,000 = 4,884 additional customers needed

#### **5. 20TH STREET SEWER COLLAPSE**

The City experienced an unanticipated sewer collapse under the L/N Railroad Tracks resulting in a replacement cost of \$229,473. The City had to do a new bore under the tracks.

#### **6. 28TH STREET SEWER**

A sewer was installed in 28th Street between Jones and Veterans Memorial Drive to relieve the Mid-Town sewers at a cost of \$97,361.



### **7. SUMMERVILLE SEWER SURVEY**

The \$64,356 Summerville Sewer Survey indicated we need \$638,000 in repairs. *WHAT IS A SEWER SURVEY?* It provides the City with televised information on the condition of the sewer pipes showing leaks, deterioration, and unsealed joints. Based on the information collected, a report is prepared by the contractor outlining the repairs necessary such as main lining, grouting, and main replacement along with the estimated costs.

### **8. TREATMENT PLANT INFLOW LINES**

Early on we discovered the four in-flow lines at the sewer treatment plant were 25% to 75% clogged. During the cleaning, it was discovered all four concrete pipes needed to be replaced. The Public Works Director will prepare a cost estimate for the next meeting.

### **9. ALLEY SEWER COLLAPSE**

An unanticipated sewer collapse in the Main Street Alley between 10<sup>th</sup> and 11th Streets

## **PROJECTS UNDER CONTRACT**

We currently have \$4,301,801 under contract including:

### **1. MID-TOWN SEWER SURVEY**

The \$40,011 Mid-Town Sewer Survey showed areas around Rare and the Elks in need of \$772,161 in repairs.

### **2. TOWER VALVE/ PIT UPGRADE**

Upgrades to the telemetry equipment to interact with the SCADA equipment and valve pits at the Vernwood, L/N and Times Square Water Reservoirs costing \$395,495 are under way. Included in the Project are two new pumps at the Vernwood Reservoir, which is the only ground level tank. The other tanks are elevated and operate by gravity. The Opdyke Tower valves and pit are also being upgraded at a cost of \$119,160.

### **3. VERNWOOD RESERVOIR**

The Water Modeling Study indicated that the Vernwood Reservoir should be the first tank to be upgraded. This tank was being refurbished at a cost of \$396,143. During the sandblasting 300 to 400 holes caused by lack of cathodic protection were discovered. If you stand inside the empty tank and look out, you would swear you were looking at the Milky Way. These holes must be welded, costing an additional \$80,000 to \$100,000. To avoid the same unforeseen problem with the Opdyke Tower, it is recommended that a specialized inspection while the tank is operational be done. *WHAT IS CATHODIC PROTECTION?* A technique using rods extending into the water or specialized paint to control the corrosion of a metal surface such as a steel water tank. Mt. Vernon tanks used extending rods that should be inspected every **THREE YEARS**. Experts claim that cathodic protection will save \$5 to \$10 for every dollar spent for repairs.

### **4. 12TH/CASEY/14TH WATER MAINS**

The City experienced a major water main break under the L/N Tracks at both 12<sup>th</sup> and 14<sup>th</sup> Streets resulting in an emergency main replacement project costing over \$370,293. This project will eliminate the main under the tracks at 14th Street.

### **5. WATER METERS**

A \$2,595,000 Contract to purchase 6,700 Kamstrup Automatic Read Water Meters was approved August 6<sup>th</sup>. A 5-year \$2.7 million-dollar loan was secured from Community First Bank. Our annual payments will be \$586,027. The new meters will be installed by January and eliminate the need for two Meter Readers. These people will be assigned to other Public

Works functions. City Manager Mary Ellen Bechtel gave a progress update on the installation process.

**CASH POSITION**

The Utility Infrastructure Fund is able to PAY FOR ALL PROJECTS CURRENTLY CONTRACT and will have a Cash Balance of \$50,977 as of 8/31/18.

<b>Revenues</b>	
Current Balance	\$1,324,778
Bank Loan	2,700,000
Sales Tax.	325,000
2% Meter Fees	23,000
<b>TOTAL REVENUES.</b>	<b>\$4,352,778</b>
<b>COMMITTED EXPENDITURES</b>	<b>\$4,301,801</b>
<b>CASH BALANCE 8/31/18</b>	<b>\$50,977</b>

**2019-2020 WORK PROGRAM**

Beginning May 1, 2019, the City will spend \$7,863,027 to replace 35,366 lineal feet of water main, refurbish the Opdyke Tower, build a new Lift Station #14/Force Main, conduct a western Mt. Vernon sewer survey, and make our first meter loan payment. Funding will be provided by:

1. CDAP Water Mains	\$1,900,000	Grant
2. Water Main Replacement	919,990	IEPA Loan
3. Opdyke Tower Upgrade	990,000	IEPA Loan
4. New Lift Station 14	3,200,000	IEPA Loan
5. West Sewer Survey	267,000	Pay as You Go
6. Meter Loan Payment	586,027	Pay as You Go
<b>Total</b>	<b>\$7,863,027</b>	

**1. CDAP WATER MAINS**

The City has received a \$1.9 Million Dollar Community Development Action Grant to construct 23,276 lineal feet of water mains. The Grant provides Engineering fees:

12 <sup>th</sup> Street, Railroad to Veterans	\$435,200
Perkins Ave., Shawnee to 10th	159,460
Grand Alley, Newby to Veterans	347,853
Casey, 4th to Johnson Alley	140,400
Harrison, 9 <sup>th</sup> to 8 <sup>th</sup>	39,731
7th St., Broadway to Railroad	128,853
7 <sup>th</sup> , North to Park	176,009
Perkins, 26 <sup>th</sup> to 12 <sup>th</sup>	303,731
<b>Total</b>	<b>\$1,730,731</b>

**2. 17-YEAR WATER MAIN REPLACEMENT PROGRAM**

Public Works Director Matt Fauss has developed a 17-year Water Main Replacement Program, which will allow us to do all Engineering in house, after the 1<sup>st</sup> year. This will save the City about \$2,375,000 in fees. The 17-year Program replaces 247,335 lineal feet or 46.85 miles of water main at a cost of \$18,650,470. The 2019-2020 Program will replace 12,090 lineal feet of water mains at a cost of \$919,990.

Water Works Rd to Appellate Ct.	\$210,000
Fountain Place, RT. 37 to End	108,750
17th St., Logan to Herbert	136,000
Cherry St., 27th to Mannen	105,400
24th St., Wescott to Broadway	359,040
Total	<u>\$919,990</u>

### **3. OPDYKE TOWER**

On July 2, 2018, a Loan Application in the amount of \$990,000 along with Engineering documents were submitted to IEPA for refurbishing the Opdyke Water Tower. Prior to preparing the bid documents, a detailed inspection of the tank should be undertaken while the tank is operational. The City Manager will check into this.

### **4. LIFT STATION #14/FORCE MAIN**

Lift Station #14 is our most critical lift station handling all sewage west of 42nd Street. Seven other lift stations dump into #14. Engineering will be completed this year and an application submitted for a \$3,200,000 IEPA Loan to construct a new Lift Station #14 along with a new Force Main. An additional pump will increase our pumping capacity. The force main is being relocated for year-round access.

### **5. WESTSIDE SURVEY**

Our next sewer condition survey will be the Western Garden, Queens Lake, and Woodglen Acres areas costing \$267,000. This will go out for bid in January 2019.

### **RECOMMENDATIONS.**

1. Save this Report to use as a FUTURE REFERENCE TOOL
2. Adopt the 17-Year Water Main Replacement Program
3. Recommend the City Council bid the Year 1 Water Main Engineering
4. Recommend the City look into hiring an expert to inspect the Opdyke Tower
5. Recommend the City Council bid the Western Mt. Vernon Sewer Survey in January 2019.

### **MATERIALS INCLUDED WITH THIS REPORT**

Recently, there have been people saying that there is NO PLAN. Since May 2017, the Public Utility Committee has had several Action Plans which are updated as more and more information becomes available. We were charged by Mayor John Lewis and the City Council to be transparent. All our meetings are OPEN TO THE PUBLIC! If you cannot attend City Clerk Mary Jo Pemberton prepares very detailed Meeting Minutes that are available in her office. Further, I give regular updates to the Council at their PUBLIC CITY COUNCIL MEETINGS and post continual updates on Facebook about our progress.

1. Yearly Main Replacement costs totaling \$18,650,470
2. Detailed Main Replacement totaling to 247,335 or 46.85 miles showing streets, lineal footage, and cost per street
3. Revenues and Expenditures 5/1/17 to 4/30/24
4. Photos of Vernwood Reservoir showing holes in the roof, sides, and floor.
5. Midtown Sewer repairs totaling \$772,161
6. Two-inch mains that need to be replaced and lineal foot costs
7. Rend Lake Water
8. Water Lossage in Gallons

9. *Average Household Usage*
10. *Committee 2017-2018 Report*
11. *2018-2023 Action Plan*
12. *In house Engineering Report*

---

Mayor John Lewis thanked Botch and the Committee for many hours committed to this project.

### **CITY COUNCIL**

Council Member Donte Moore thanked the City and the citizens who helped with Linola Spann's neighborhood block party at 1904 Lamar Street especially Community First Bank, Central Christian Church, and many others. The third annual party was held on August 11<sup>th</sup>. Mayor John Lewis thanked Brandon Bullard for grilling the hotdogs. Council Member Mike Young stated that over 460-480 children attended the party.

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

No comments were heard.

### **EXECUTIVE SESSION**

At 8:43 p.m., City Manager Mary Ellen Bechtel requested an Executive Session under 5 ILCS 120/2 (c) (21) for the semi-annual review of the Executive Session Minutes.

**Council Member Donte Moore motioned to go into Executive Session under 5 ILCS 120/2 (c) (21) for the semi-annual review of the Executive Session Minutes. Seconded by Council Member Mike Young. Yeas: May, Moore, Rippy, Young, and Lewis.**

At 8:51 p.m., the Regular City Council Meeting reconvened.

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

### **ADJOURNMENT**

**Council Member Mike Young motioned to adjourn. Seconded by Council Member Jeff May. Yeas: May, Moore, Rippy, Young, and Lewis.**

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

*Mary Jo Pemberton*

Mary Jo Pemberton  
City Clerk