Jerilee Hopkins City Clerk



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CITY OF MT. VERNON, ILLINOIS SPECIAL CITY COUNCIL MEETING Thursday, August 25, 2016 4:00 P.M.

MINUTES

The Mt. Vernon City Council held a Special City Council Meeting on Thursday, August 25, 2016 at 4:00 p.m. at the old Council Chambers, City Hall, 1100 Main Street, Mt. Vernon, IL.

Mayor Mary Jane Chesley called the meeting to order.

ROLL CALL

Roll call showed present: Council Members Jeff May, Dennis McEnaney, Donte Moore, Todd Piper and Mayor Mary Jane Chesley. Also in attendance were City Manager Mary Ellen Bechtel, Nathan McKenna and Jerilee Hopkins.

VISITOR/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE

Jim Rippy appeared to express his concerns about the City spending money on projects that benefit a few and not all residents.

Jere Shaw distributed a handout to the City Council containing dollar and percentage amounts for the proposed water and sewer rate increase and meter fee.

Ray Botch distributed a handout to the City Council containing his proposed ½% home rule sales tax.

SUBORDINATION AGREEMENT WITH WEEDY ACRES PROPERTIES, LLC

Bechtel presented for Council's consideration a Resolution Approving a Subordination Agreement with Weedy Acres Properties, LLC. The City is the holder of a mortgage made by Weedy Acres Properties, LLC to the City of Mt. Vernon to secure an indebtedness in the amount of \$125,000.00 with interest. The Community First Bank of the Heartland is the holder of a mortgage in the principal amount of \$1,212,636.00 made by Weedy Acres Properties, LLC. The City subordinates the interest of its mortgage and lien within the Community First mortgage and only as to the principle sum of \$1,212,636.00.

Council Member McEnaney made a motion to approve a Resolution Approving a Subordination Agreement with Weedy Acres Properties, LLC. Seconded by Council Member Moore. Yeas: May, McEnaney, Moore and Chesley. Abstain: Piper.

FUNDING OPTIONS FOR PUBLIC UTILITIES

Mary Ellen Bechtel, City Manager, presented worksheets based upon the meetings and feedback from the Council for financing public utilities improvements; 2% rate increase and \$15.00 per month meter charge (capital investment fee), as well as a differential between commercial and residential customers. Bechtel noted that the State has agreed to allow the City to use the Revolving Loan funds of \$1.3 million for infrastructure as long as it serves low to moderate income residents.

Council Member Moore urged the Council to consider balancing the repairs to the water system with sewer system repairs.

Funding sources to finance the repairs will come from the 2% rate increase and the monthly meter fee (\$4 million per year for 5 years) as well as a low interest loan (1.75%) from the Illinois Environmental Protection Agency (\$20 million).

Council Member May repeated that some of the cash flow to implement the improvements should be taken from the remaining 2012 bond revenue.

The following is a chart that illustrates the \$1.2 million annual revenue using the tiered rate meter fee by size:

	METE	R FFF RV SI7	E OE METER -	— TIERED RATE	
	IVILIL	INTEL DI SIZ	L OF WILTER	TILILD NATE	
	Pipe	Meters	Monthly	Total Monthly Income	Total Annual Income
Residential	5/8"	5435	\$12.00	\$65,220.00	\$782,640.00
	3/4"	60	12.00	720.00	8,640.00
	1"	103	18.00	1,854.00	22,248.00
	2"	8	24.00	192.00	2,304.00
	6"	2	48.00	96.00	1,152.00
Commercial	5/8"	684	25.00	17,100.00	205,200.00
	3/4"	28	25.00	700.00	8,400.00
	1"	103	25.00	2,575.00	30,900.00
	1.5"	86	37.50	3,225.00	38,700.00
	2"	8	56.25	450.00	5,400.00
	3"	57	84.38	4,809.66	57,715.92
	4"	23	126.57	2,911.11	34,933.32
	6'	1	190.47	190.47	2,285.64
	5 (OII		25.00	450.00	1.000.00
Government	5/8"	6	25.00	150.00	1,800.00
	3/4"	2	25.00	50.00	600.00
	1 1/2"	1	37.50	37.50	450.00
	2"	9	56.25	506.25	6,075.00
	3"	2	84.38	168.76	2,025.12
	4"	5	126.57	632.85	7,594.20
	6"	3	190.47	571.41	6,856.92
				\$102,160.01	\$1,225,920.12

Bechtel presented worksheets based upon the meetings and feedback from the Council for financing public utilities improvements: water infrastructure improvement, water tower improvements, water line replacements, water meter replacements and water line relining. The CDAP grant match of \$150,000 for every other year is included along with the IEPA loan with an interest rate is 1.75% for water and sewer projects.

2% and \$15.00/mo. meter charge	The state of the s	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
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Casey Ave - 12th to 1st.		310,000										
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Filter Plant- plant to Lak Street		150,000		3743								
Fountain Place- Kt. 37 - End	The second secon	006,68								- Marian Contract Con	and the second s	
Industrial Drive - Dogwood to White Cak	The same of the sa	18/,000	386 350									
Central Ave - 34th to Spruce			67,500					The same of the sa				
11th Street- Main to North	The state of the s		55,800		Constitution of Community of the Party States (1971) (1971)							
Veterans Memorial - 10th - 12th	The state of the s	0	64,600					0.00		The second secon	Contract of the Contract of th	7.
22nd St Broadway to Jones			290,160									A particular and a second of
20th Street- College to Forest			204,600								and the second second	
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18th Street - Perkins to Broadway			93,000		The state of the s	The second secon						
Harrison St - 12th to RR Tracks			198.400	9								
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19th St Logan to College			63,240			A STATE OF THE STA						
15th St Broadway to Logan			130,200									
17th Street - Conger to Lamar			28,520	A Division of the Control of the Con								
S. 7th Street - Conger to Perkins			21,000						The second secon	The second secon	The second secon	
n. 7th Street - Main to End			257,300				A STATE OF THE PROPERTY OF THE					
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Johnson Alley - opdyke Tower to Broadway		230,000					
Brownsville Rd - Bethel to Veterans		504,000					
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Water lines to be identified		ont-con'c					
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ute		the properties is a description of the contract of the contrac					
Olive to Lake/Pavey	89,375						
Columbia - Lake/Pavey	ere color chamber comme deputs describe the back described and second the formation	80,470					
Dawson Creek		25,000	And the second s				
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Isabella to Pace in Allev		The second secon		60,810			
Racaway to Ward		And the second s		27,625			
Sewer Lines to be identified	000000000000000000000000000000000000000	250,000			300,000 300,000		
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List Station 14 to Brownsville Rd. 412,500	162 500						
At 10 is back property of the control of the contro	O CONTRACT		450	450,000			
1st Manole East of 1th back to Reservoir	72,000						

1013 Lakeshort DrJamison to Cerry Dr.				17,100									
Blueberry Hill to 27th Street					098'9				and the second s	A CONTRACTOR OF THE PARTY OF TH		COR. LECTOR	
Stawberry to 29th along creek					33,510						THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN 1997 AND ADD		-
9 Adams Ct. to Homestead Dr.					6,750	6,750							
5th St Herbert /Bell							22,890				The state of the s	2000	
Perkins - 10th to 11th							15,000						
Magnolia to Lake				2			16,200						
27th St Mannen to Cherry on Cherry Street								34,500					
9th Street - Conger/Perkins								10,800					
Mannen - Logan St to 27th St.								30,690					
28th - Cherry to rear of Mannen									000'6				
Jone St 34th to Cherry					9				20,700				
Sewer :omes tp be identified						250,000				100,000	90,000		*
Manholes ***	2,000,000				100,000	100,000	20,000						Í
Treatment Plant Maintenance	449,800										And the second s		
Fire Hydrants					Accordance or several security of commercial sections of the security of the security of the section of the sec	100,000	20,000	100,000					
Water Tower inspection	14,000	And the second of the second o		APA A A A A A A A A A A A A A A A A A A			•						
Consolidation of facilities	400,000												
Utility Trucks	000'09									A CONTRACTOR STATE AND ADDRESS OF THE PARTY	A STATE OF THE STA		
Sewer System Assessment	1,967,328												
TOTALS	96,321,461	6,652,023	5,402,056	5,113,345	5,009,860	4,835,430	812,005	1,286,800	1,007,325	1,200,000	1,340,000		
Revenue on \$15.00 Meter Fee		1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	1,222,740	12,227,400	7,400
Revenue on 2% rate increase		119,975	242,350	367,172	494,491	624,356	756,818	891,930	1,029,744	1,170,314	1,313,696	7,010,847	0,847
RLF FUNDS	The state of the s	1,300,000										19,238,247	3,247
IEPA Loan (\$20 million total in loans)		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000							
		-9,308	63,034	476,567	175,707	1,011,666	1,167,553	827,870	1,245,159	1,195,054	1,196,436		
IEPA Payment	The second secon		237,902	475,805	/13,/06	951,608	1,189,510	1,189,510	1,189,510	1,189,510	1,189,510		
Revenue/Loss		-9,308	-174,868	763	-6,335	90'09	-21,957	-361,640	55,649	3,544	926'9		
Monthly Rate increase on MINUMUM Rate		37.72	38.17	38.63	39.11	39.59	40.08	40.58	41.09	41.61	42.15		
Annual Rate		452.64	458.04	463.56	469.32	475.08	480.96	486.96	493.08	499.32	505.80	-	
Does not include increase for operations or trash rates	ash rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	And the second s	
Chrysol Section (contacting) (constanting)		The state of the s		4									
The state of the s	Š		and the second s								100	1000000	
Project funded with IEPA Loan	BOLD								The second second				1

EXPENSES -	100000000000000000000000000000000000000											
Water Modeling Study	10,000											
Equipment	160,000	160,000			The second second	20,000						1
Telemetry	85,000	85,000				10,000						
CDAP Grant Match (\$600,000 project)			150,000		150,000		150,000		150,000		150,000	
	700000000000000000000000000000000000000										And the second s	
Opdyke Tower Pit	80,693	80,693						1				
Opdyke Tower Maintenance	000'009	000,000			The state of the s	Language and the second of the			The state of the s			
Eagle Court Tower Maintenance	200,000		200,000									
L & N Tower Maintenance	450,000			450,000	-	000	000 00					
# 14 Lift Station REPLACE	2.000.000	2.000.000					ດກາຕິດຮ					The second secon
		analanal-										
Force Mains #14 REPLACE	1,200,000	1,200,000										
Force main # 1 (Maple)	1,500,000		1,500,000				4					
Force main # 7 Wagner	200,000		200,000				PORT OF THE PROPERTY OF THE PR		And the second			Direction Landscope party
Cast Iron Water Main 50%												
514,272 LF @\$95. LF	48,855,840	2			of the transfer of the other name						The same of the sa	
12th Street- Maple to Veterans		424,700										
Grand Alley - Newby to VMD			318,750							A STATE OF THE STA		
Short Street - Shawnee to Welkins			The state of the s	39,000								
Casey Ave - 12th to 1st.		Anna Constitution and Constitution of Constitu		310,000	000				The second second			
Citer Diant, plant to lab Street					463,600	150 000					-	
Fountain Place. Rt. 37 - End		The state of the s		The street of th		89.900						
Industrial Drive - Dogwood to White Oak						187,000				The state of the s		
Benton Rd Veterans to Woodland Dr.							386,250					
Central Ave - 34th to Spruce		100	3	COLUMN TAXABLE PROPERTY AND THE PROPERTY		and the same of th	005'29					
11th Street- Main to North		The state of the s			-			25,800				
Veterans Memorial - 10th - 12th					W 100 March 200			64,600		The state of the s	CONTRACTOR	ALL COLUMN TO THE PROPERTY OF
22nd St Broadway to Jones								290,160				
20th Street- College to Forest									204,600			
Highland Drive - Warren to Highland View									83,080	1000		
21st. St Lamar to College									93.000			
Harrison St - 12th to RR Tracks							The second secon		2000	198.400	THE REAL PROPERTY AND PERSONS ASSESSED.	
Opdyke - Caselton to Gee										10,000		
19th St Logan to College	The state of the s									63,240		
15th St Broadway to Logan											130,200	
17th Street - Conger to Lamar											28,520	
S. 7th Street - Conger to Perkins							erura.				21,000	
n. 7th Street - Main to End											257,300	
Water Meters replacement with RFI				2,500,000								
		-		The state of the s		to all the second control of the second cont			and the second s			
sewer Mains	1											
24.82 miles REPLACEMENT	10017504											

Jones - 25th to Veterans Memorial Kenoute		110,880			W. P. L.			-	-			
Olive to Lake/Pavey				89,375							and the second s	
Columbia - Lake/Pavey					80,470			Name of the last o				
Dawson Creek						25,000						And the second s
Behind old Good Samaritan Hospital		1. S. C. S. Service Co. S. C.				43,680			+			
25. S.W. Cresent to 1st Manhole on S.E. Cresent	ŧ				-		57,915	0.00				
Isabella tp Pace in Alley Racaway to Ward		4						00,810	27,625	and property and a second		0000
57 96 miles RELINING	13.771.296	COLD BY SHOP SHOP				adont P Traver						1
List Ctation 14 to Brownseville Dd		412.500		The state of the s								
linden in Woodglen Acres across I-57			162,500									
Pumphouse Sewer										450,000		
1st Manole East of 1th back to Reservoir	The state of the s	Andrew Contract Contr		72,000						And the second s		400
1013 Lakeshort DrJamison to Cerry Dr.				17,100	and the second s							
Blueberry Hill to 27th Street					6,360							E. Aug.
Stawberry to 29th along creek			- 18- 1		33,510							
9 Adams Ct. to Homestead Dr.					6,750	6,750						
5th St Herbert / Bell							22,890		Management of the Control of the Con			
Perkins - 10th to 11th							15,000					
Magnofia to Lake							16,200	de la companya de la			Control of the contro	
27th St Mannen to Cherry on Cherry Street								34,500				
9th Street - Conger/Perkins								10,800				
Mannen - Logan St to 27th St.	The same of the sa							30,690				
28th - Cherry to rear of Mannen									000'6		77	
Jone St 34th to Cherry						Oct. I modern programme and the second program			20,700			1444
Manholes ***	2,000,000					100,000		100,000	and the second			(A)
Treatment Plant Maintenance	449,800	a transmission of the second o		The state of the s				Total Laboratory				
Fire Hydrants				and the state of t								The second secon
Water Tower inspection	14,000			The state of the s								TOTAL CARGO TOTAL
Consolidation of facilities	400,000			200				-				
Utility Trucks	000'09											
Sewer System Assessment	1,967,328						12.0					
TOTALS	96,321,461	5,073,773	2,931,250	3,477,475	760,690	662,330	765,755	647,360	812,405	721,640	587,020	10,439,598
Davisatio on \$12 EO Mater Ess	\$12 50 Motor Foo	1 061 406	1 061 406	1.061.406	1.061.406	1.061.406	1.061.406	1.061.406	1.061.406	1,061,406	1,061,406	10,614,060
מבאבוותם מון לדקיים ואופונים ואפונים	201	201/200/2		20. (20.)			The second secon				No.	0
RLF FUNDS		1,300,000							i			
IEPA Loan	41000	2,500,000	1,750,000	2,500,000			4000					
And the state of t		-212,367	-119,844	83,931	300,716	399,076	295,651	414,046	249,001	339,766	474,386	
IEPA Payment			148,689	252,771	400,854	400,246	400,246	400,246	400,246	400,246	400,246	
		-212,367	-268,533	-168,840	-100,138	-1,170	-104,595	13,800	-151,245	-60,480	74,140	0
Monthly Rate Increase on MINUMUM Rate	-	34.77	34.77	34.77	34.77	34.77	34.77	34.77	34.77	34.77	34.77	
The state of the s		AC 7.11	AC TIA	A17 24	AC 711	417 24	417.24	417.24	417.24	417.24	A17 24	

Council believes the tiered-rate meter fee is a good approach to raising revenue. May and Moore want some of the remaining 2012 bond money used for these improvements. The Mayor requested the revenue raised for these improvements be earmarked, by Ordinance, for the capital improvement fund for water and sewer improvements. Piper does not want to include 2012 bond money in this water and sewer improvement plan. An annual review, during budget time, of the revenue and improvements is recommended.

Moore will coordinate with Bechtel some dates for Town Hall meetings to discuss the rate increase and meter fee with the public.

ADJOURNMENT

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

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Jerilee Hopkins City Clerk