

MEETING MINUTES

March 6, 2000

Invocation was given by Rev. Wayne Woolery.

Present on Roll Call: Mayor George Woodcock, Commissioners Jack Emmons, John Fearheiley Jim Pfeister and Dick Shoaff.

Also Present: Administrative Assistant Merle Weems, Building Inspector Don Price, Chief of Police Jim Seaton, Economic Development Manager Bill Maples, City Attorney Tom Price, Fire Chief Steve Partee, David Easter and Facility Manager Rob Windes.

Absent: Mark Weirich, Louise Taylor, Dave Dallas and Ken Wood.

MAYOR COMMENTS

Mayor Woodcock stated he would like the citizens of Mt. Carmel to give their opinion of changing the starting time for the City Council Meeting from 5:30 p.m. to 5:00 p.m.

Mayor Woodcock stated that the Chairman of the Greens Committee for the Mt. Carmel Golf Course has been appointed. The committee appointed by the Mayor will consist of the following members:

Chairman, Jim Dawson
New member, Sharon Waldon from Grayville
Gary Arnold has been re-appointed for a one year term
Kate Ackerman
Bruce Bottom
Tim Woodsmall
Merle Weems
Mike Sutton

Mayor Woodcock stated that on Tuesday, March 14, 2000 there will be a Census 2000 Celebration and asked that every family would fly the American Flag in honor of this eventful day. Census 2000 representatives will be at South Elementary from 9:00 a.m. until 10:00 a.m., from 11:00 a.m. to 12:00 p.m. they will be at the Bellmont School, from 1:35 p.m. to 2:40 p.m. they will be at the Allendale School, and from 3:30 p.m. to 4:30 p.m. they will be at Mt. Carmel High. Representative will then travel to the nursing homes and back to St. Mary's from 6:00 p.m. to 7:00 p.m.

Mayor Woodcock addressed Ordinance # 731, # 732 and # 733. He called upon Economic Development Manager Bill Maples at this time for more details. Economic Development Manager, Bill Maples, stated that this is the first of three ordinances pertaining to the Stevens site on North Cherry Street. Ordinance # 731 approves the plan for the targeted area. Ordinance # 732 involves the same topic and is actually designating the redevelopment project area for TIF district. Ordinance # 733 is actually adopting the tax increment financing over a 23 year period.

Mayor Woodcock called upon City Inspector Don Price at this time to discuss an application for subdivision of property. City Inspector, Don Price stated that he had received an application for subdivision of property by Don Sanford earlier this same day. Said property is approximately 3.5 acres on East Fifth Street by Golden Aces Way. Mr. Sanford would like to divide this lot into four separate lots with no alleys or streets needed. Approval is contingent upon proper signatures.

Mayor Woodcock called upon Commissioner Jack Emmons at this time.

COMMISSIONER REPORTS

COMMISSIONER JACK EMMONS - FINANCE AND SENIOR CITIZENS

Commissioner Emmons, gave the following report.

Commissioner Emmons gave a written report on the General Fund:

Cash Investment balance as of 02/21/00	\$	116,486.00
Receipts:		27,081.00
Expenses:		124,352.00
Cash Investment Balance:		19,212.00

Garbage Fund Account beginning Balance:	\$	(2,503.00)
Receipts:		8,459.00
Expenses:		1,637.00
Balance:		4,355.00

Water Fund Account beginning Balance:	\$	39,680.00
Receipts:		40,021.00
Expenses:		47,610.00
Balance:		32,091.00
Unpaid:		12,520.00

Sewer Fund Account:	\$	18,044.00
Receipts:		21,355.00
Expenses:		12,767.00
Balance:		26,631.00
Unpaid:		43,000.00

Golf Course Fund:	\$	(121,079.00)
Receipts:		13,776.00
Expenses:		5,781.00
Balance:		(113,084.00)

COMMISSIONER PFEISTER - STREETS, CEMETERIES AND PARKS

Commissioner Pfeister gave the following report (see the attached copy).

COMMISSIONER SHOAFF - FIRE, HEALTH & SAFETY, GARBAGE, CITY HALL AND CIVIL DEFENSE

Commissioner Shoaff stated that since the last council meeting there has been four actual fires. Extensive training will be reported on by Commissioner Shoaff and Fire Chief Partee by the next council meeting. All is running smoothly.

COMMISSIONER FEARHEILEY - WATER AND SEWER

Commissioner Fearheiley, gave the following report (see the attached copy).

ADDITIONAL REPORTS

City Attorney, Tom Price, stated that the actual name of the corporation that will be building the motel is Vishram Properties, Inc. The letter of intent entered into has been clearly stated that it will be with Vishram Properties, Inc.

BUSINESS MOTIONS

A motion was made by Commissioner Shoaff and seconded by Commissioner Emmons to accept Ordinance # 731 pertaining to approval of the tax increment redevelopment plan for TIF No. 4 redevelopment project area.

All present vote Aye. Motion carried.

A motion was made by Commissioner Pfeister and seconded by Commissioner Fearheiley to accept Ordinance # 732 pertaining to the designation of the TIF No. 4 redevelopment project area.

All present vote Aye. Motion carried.

A motion was made by Commissioner Emmons and seconded by Commissioner Fearheiley to accept Ordinance # 733 pertaining to the adoption of the tax increment financing.

All present vote Aye. Motion carried.

A motion was made by Commissioner Pfeister and seconded by Commissioner Fearheiley to approve Resolution # 461 to amend the authorization of a letter of intent with Vishram Properties, Inc.

All present vote Aye. Motion carried.

A motion was made by Commissioner Emmons and seconded by Commissioner Pfeister to accept the application for subdivision submitted by Don Sanford. The approval is subject to proper signatures.

All present vote Aye. Motion carried.

A motion was made by Commissioner Emmons and seconded by Commissioner Shoaff to pay all bills bearing the proper signatures.

All present vote Aye. Motion carried.

A motion was made by Commissioner Fearheiley and seconded by Commissioner Pfeister to approve the Minutes of the Mt. Carmel City Council meeting held on February 21, 2000.

All present vote Aye. Motion carried.



Mayor

ATTEST:



City Clerk

***CITY OF MT. CARMEL
COUNCIL MEETING AGENDA
Monday, March 6, 2000***

1. Invocation - Rev. Wayne Woolery from the Hope Lutheran Church.
2. Roll Call.
3. Mayor's Report.
4. Commissioner Reports:
 - Jack Emmons.....Finances & Senior Citizens
 - James Pfeister.....Streets, Cemetery & Parks
 - Dick Shoaff.....Fire, Health Safety, City Hall
Garbage & Civil Defense
 - John Fearheiley.....Water & Sewer
- Other Reports:

Tom Price	Jim Seaton
Don Price	David Easter
Steve Partee	Mark Weirich
Dave Dallas	Bill Maples
Louise Taylor	Merle Weems
Rob Windes	Ken Wood
5. Ordinance No. 731, Approving The Tax Increment Redevelopment Plan For Tif No. 4 Redevelopment Project Area.
6. Ordinance No. 732, Designating The Tif No. 4 Redevelopment Project Area.
7. Ordinance No. 733, Adopting Tax Increment Financing.
8. Visitors to Address Council.
9. Motion to Pay Bills.
10. Motion to accept the Minutes of last Meeting of the City Council.
11. Adjourned.

CITY OF MT. CARMEL, ILLINOIS
STATEMENT OF RECEIPTS AND EXPENDITURES
FOR THE PERIOD OF FEB 21 TO MAR 6, 2000

	CASH AND INVESTMENT BALANCE 2/21/00	RECEIPTS	EXPENDITURES	CASH AND INVESTMENT BALANCE 3/6/00	ACCOUNTS AND NOTES PAYABLE
GENERAL FUND					
Checking Account	\$116,483.21	\$27,081.57	\$124,352.09	\$19,212.69	
Illinois Funds	\$132,107.45	\$0.00	\$0.00	\$132,107.45	
Investment Account	\$264,496.39	\$4,220.06	\$0.00	\$268,716.45	
2% Foreign Fire Account	\$25,149.56	\$100.00	\$299.28	\$24,950.28	
Cemetery Imp. Account	\$6,455.08	\$0.00	\$0.00	\$6,455.08	
Accounts Payable					\$20,718.80
Note Payable					\$48,210.01
Due From Southgate Ind. Park					\$178,010.42
Due From T.I.F. III					\$70,200.23
Due From T.I.F. IV					\$29,554.47
General Fund Totals	<u>\$544,691.69</u>	<u>\$31,401.63</u>	<u>\$124,651.37</u>	<u>\$451,441.95</u>	
RECREATION FUND					
Checking Account	\$28,597.38	\$0.00	\$1,269.68	\$27,327.70	
Note Payable					\$112,213.30
Accounts Payable					\$1,514.00
GARBAGE FUND					
Checking Account	(\$2,503.28)	\$8,495.50	\$1,637.15	\$4,355.07	
Accounts Payable					\$17,977.84
AIRPORT FUND					
Checking Account	(\$7,962.87)	\$796.05	\$1,886.86	(\$9,053.68)	
Accounts Receivable					\$4,718.33
Accounts Payable					\$1,339.64
Note Payable					\$108,225.29
GOLF COURSE FUND					
Checking Account	(\$121,079.10)	\$13,776.00	\$5,781.52	(\$113,084.62)	
Accounts Payable					\$3,567.51
BANK ACCOUNT TOTAL	<u>\$441,743.82</u>	<u>\$54,469.18</u>	<u>\$135,226.58</u>	<u>\$360,986.42</u>	
CAPITAL IMPROVEMENT FUND					
Checking Account	\$43,288.67	\$3,912.00	\$0.00	\$47,200.67	
Accounts Payable					\$0.00

CIVIL DEFENSE FUND					
Savings Account	\$567.27	\$0.00	\$0.00	\$567.27	
SPECIAL INSURANCE TAX FUND					
Checking Account	\$47,912.17	\$0.00	\$0.00	\$47,912.17	
Accounts Payable					\$0.00
SPECIAL I.M.R.F. TAX FUND					
Checking Account	\$55,573.74	\$0.00	\$4,451.54	\$51,122.20	
SPECIAL AUDIT TAX FUND					
Savings Account	\$9,219.37	\$0.00	\$0.00	\$9,219.37	
SPECIAL UNEMPLOYMENT TAX FUND					
Checking Account	\$15,496.03	\$0.00	\$0.00	\$15,496.03	
Accounts Payable					\$0.00
MOTOR FUEL TAX FUND					
Checking Account	\$5,280.06	\$0.00	\$171.21	\$5,108.85	
Illinois Funds	\$86,130.54	\$0.00	\$0.00	\$86,130.54	
Investment Account	\$147,188.38	\$492.33	\$0.00	\$147,680.71	
Accounts Payable					\$979.09
M.F.T. Fund Totals	\$238,598.98	\$492.33	\$171.21	\$238,920.10	
WATER FUND					
Checking Account	\$39,680.74	\$40,021.37	\$47,610.29	\$32,091.82	
Water Depreciation Acct.	\$318,587.92	\$21,450.00	\$5,450.50	\$334,587.42	
Accounts Payable					\$12,520.45
Due from Sewer Fund					\$43,000.00
Water Fund Totals	\$358,268.66	\$61,471.37	\$53,060.79	\$366,679.24	
SEWER FUND					
Checking Account	\$18,044.23	\$21,355.13	-\$12,767.73	\$26,631.63	
Sewer Depreciation Acct.	\$52,199.57	\$4,800.00	\$0.00	\$56,999.57	
Due to Water Fund					\$43,000.00
Accounts Payable					\$29,114.55
Sewer Fund Totals	\$70,243.80	\$26,155.13	\$12,767.73	\$83,631.20	
DEBT SERVICE FUND					
Checking Account	\$20.74	\$0.00	\$0.00	\$20.74	
Investment Account	\$3,602.29	\$0.00	\$0.00	\$3,602.29	
Debt Service Fund	\$3,623.03	\$0.00	\$0.00	\$3,623.03	

SOUTHGATE INDUSTRIAL PARK

Checking Account	\$630.66	\$0.00	\$98.93	\$531.73	
Accounts Payable					\$0.00
Due To General Fund					\$178,010.42

REVOLVING LOAN FUND

Checking Account	\$134,512.00	\$1,336.55	\$4,063.75	\$131,784.80
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**GENERAL FUND
SCHEDULE OF RECEIPTS**

ACCOUNT TITLE	CURRENT AMOUNT	YTD AMOUNT	BUDGET AMOUNT
Property Taxes	0	163,121	\$162,500
Sales Tax	0	625,557	830,000
State Income Tax	0	427,187	540,000
Utility Tax	96	136,528	165,000
State Use Tax	0	69,001	82,500
Photo-Processing Tax	0	13,434	17,000
Replacement Tax	0	76,127	100,000
Foreign Fire Tax	0	3,815	4,500
Rural Fire Tax	0	5,000	12,500
Liquor License	0	22,400	22,000
Other License	0	15,820	16,000
Franchise Tax	1,093	44,223	44,000
Building Permits	100	20,340	6,500
Death Certificates	21	1,601	2,500
Court Fines	6,825	53,147	50,000
Pull Tabs & Jar Games Tax	0	6,848	7,000
Parking Fines	12	335	300
Office Rent	900	6,855	8,500
Community Room Rent	600	3,950	4,500
Parking Lot Rent	0	100	600
M.F.T. Equipment Rental	0	26,000	26,000
Oil Receipts	30	217	1,500
Cemetery Fees	0	1,679	4,500
Reimb. Ambulance Program	1,000	11,000	12,000
Land Lease	50	7,033	3,000
Interest	4,220	21,185	22,000
Donations	100	45,145	1,000
Reimbursements	16,308	142,954	
Miscellaneous Receipts	47	36,628	5,000
Cops Grant	0	11,155	20,000
Total General Fund Receipts	\$31,401	\$1,998,384	\$2,170,900

LETTER OF INTENT

THIS Letter of Intent is being executed by the City of Mt. Carmel, Illinois, a Municipal Corporation (hereinafter sometimes referred to as "City"), to express its support and commitment to Vishram Properties, Inc., an _____ Corporation (hereinafter sometimes referred to as "Developer"), in regard to the construction of a motel within the City of Mt. Carmel, Illinois.

NOW, THEREFORE, in consideration of the mutual benefits to be derived between the parties, the City states as follows:

THAT the City is the owner of the following described real estate, to-wit:

A part of the West Half of the West Half of the Southeast Quarter of Section 19, Township 1 South, Range 12 West of the Second Principal Meridian, Wabash County, Illinois, being described as follows:

Commencing at the Southwest corner of the said Southeast Quarter of Section 19; thence South $89^{\circ} 33' 49''$ East on an assumed bearing along the South line of the said Southeast Quarter a distance of 660.24 feet to the East line of the said West Half of the West Half of the Southeast Quarter of Section 19; thence North $00^{\circ} 48' 54''$ East along the East line of the said West Half of the West Half of the Southeast Quarter a distance of 369.73 feet to the North right-of-way line of Illinois Route 15 and the point of beginning; thence continuing along the East line of the said West Half of the West Half of the Southeast Quarter North $00^{\circ} 48' 54''$ East a distance of 1745.34 feet to an iron pin; thence North $89^{\circ} 38' 16''$ West parallel with the North line of the said Southeast Quarter of Section 19 a distance of 400.01 feet to an iron pin; thence South $00^{\circ} 48' 54''$ West parallel with the East line of the said West Half of the West Half of the Southeast Quarter a distance of 1899.26 feet to the North right-of-way line of said Illinois Route 15; thence in a Northeasterly direction along the said North right-of-way line of Illinois Route 15 a distance of 303.72 feet on a curve concave to the North having a central angle of $4^{\circ} 06' 36''$ and a radius of 4234.07 feet; thence continuing along said North right-of-way line North $63^{\circ} 22' 45''$ East a distance of 127.07 feet to the point of beginning; said tract containing 16.81 acres, more or less.

THAT Developer proposes to build a forty (40) unit Super 8 Motel on a tract of land containing approximately two and one-half (2.50) acres lying on the Southerly portion of the lands owned by the City of Mt. Carmel abutting Illinois State Route No. 15.

THAT the City of Mt. Carmel hereby commits 2.50 acres to said project and agrees that if Developer, within eighteen (18) months from the date hereof, completes the construction of a forty (40) unit Super 8 Motel on said 2.50 acre tract, then the City of Mt. Carmel shall convey, without further consideration, said 2.50 acre tract of land to Developer; subject, however, to a restrictive covenant that Developer will not sell said land for a period of five (5) years.

THAT the City and Developer shall enter into a formal Commercial Development Agreement which shall, in greater particularity, set out the rights and responsibilities of the City of Mt. Carmel and Developer, Inc.

THAT the exact configuration of said 2.50 acre tract shall be agreed upon between the City of Mt. Carmel and Developer within 30 days from the date hereof, and shall be more fully described in said Commercial Development Agreement. Should the parties fail to agree within 30 days as to the exact location and dimensions of said 2.50 acre tract, then this Letter of Intent shall terminate and be null and void.

This Letter of Intent is given for the purpose of assisting Developer in obtaining the necessary financing for the contemplated project.

This Letter of Intent shall supercede and take the place of the Letter of Intent entered into with Meniville, Inc.

EXECUTED, THIS the 6th day of MARCH, 2000.

CITY OF MT. CARMEL, ILLINOIS,
An Illinois Municipal Corporation

BY George W. Woodcock
GEORGE W. WOODCOCK, MAYOR

ATTEST: Merle A. Weems
MERLE WEEMS, CITY CLERK

AGREED:

MENIVILLE, INC.

VISHRAM PROPERTIES, INC.

RUPESH V. PATEL

RUPESH V. PATEL

STATE OF ILLINOIS)
) SS.
COUNTY OF WABASH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that George W. Woodcock and Merle Weems, personally known to me to be the Mayor and City Clerk, respectively, of the City of Mt. Carmel, and also known to me to be the persons whose names are affixed to the foregoing instrument, appeared before me this day in person and acknowledged their signing, sealing and delivering of said instrument as the free and voluntary act of said City for the consideration and purposes therein set forth and that they were duly authorized to execute same by the City Council of said City.

Witness my hand and seal this ____ day of _____, 2000.

Notary Public



THE CITY OF
**Mount
Carmel**

George W. Woodcock, Mayor

Phone (618) 262-4822 • Fax (618) 262-4208
219 Market Street • Mt. Carmel, Illinois 62863

Monday, March 06, 2000

Commissioner Fearheiley
Mt. Carmel City Council
Mt. Carmel, IL 62863

Re: BI-Weekly City Council Report

Commissioner Fearheiley:

1. I collected routine bacteriological samples for the month of February. These samples are used to determine if adequate disinfection is taking place in the distribution system. A positive result would indicate the presence of bacteria and would require a series of follow up samples for confirmation purposes. This would also require a higher disinfectant residual be added to the distribution system for elimination of these bacteria.
2. Plant personnel received their annual self-contained breathing apparatus (SCBA) certification through the Mt. Carmel Fire Department. Personnel received instruction for wearing the SCBA, after which time they were examined for blood pressure, pulse rate, and respirations before wearing the SCBA. After performing simulated rescue evolutions, they were again checked to record final BP, respirations and pulse rate. If there were any major deviations from normal vital signs, they would not be qualified to wear an SCBA until they can correct the problem. All plant personnel received a clean bill of health.
3. The high service pumps received preventative maintenance. All of our high service pumps receive scheduled maintenance and are checked to ensure that they are good operating condition. As a result of this program, it has been determined that the motor that drives the mixing baffles for the clarifier is in need of repair. It is operating at near stress levels. We have opted to take this motor off line until such time that use of this unit is needed.
4. All other operations continue normally.

Respectfully,

Mark Weirich

Report #127 March 6, 2000
City of Mt. Carmel, IL
Jim Pfeister, Commissioner
Streets, Parks, Cemeteries, & Levees

Our department personnel are doing all the regular activities, and they have been on their regular schedule of picking up bagged compostible material and limbs. All this material has been loaded into a dumpster.

The snow plows and salt spreaders have been removed from our trucks. If it snows enough that the streets need to be plowed, we will have to reinstall the plows and spreaders, but let's hope that is not necessary.

The big project these last two weeks has been the cutting and removing of the trees and stumps on the new 13th Street right of way and about the city for a total of more than 25 trees. The tree crew also trimmed more trees in the city park.

Our personnel graded and rocked the emergency road under the railroad trestle that connects with the Southgate streets. This road is not intended for regular use, but would allow an ambulance to get around a stalled train.

Some other activities of the Street Department these last two weeks have been: patching pot holes, cleaning the boat ramps, spreading rock in the alley off the 400 block of Oak Street, behind Home Cafe, along the side of 1st Street off of Division, fixing a down spout at the Senior Citizens Building, and lastly replacing the decking on our large flatbed trailer.

Mayor, we still have a problem with four-wheel drive vehicles rutting up city owned property along the levee. The ruts these vehicles leave behind make it very difficult to mow this ground, therefore we have posted some no trespassing signs in selected areas. It is not our intention to keep people from using the old boat ramp or fishing from the banks of the Wabash, but from rutting up city property. It is especially important that all vehicles stay off the levee that protects many parts of Mt. Carmel.

Perhaps the most important thing we do this evening is to remind the citizens of Mt. Carmel to fill in their census letter correctly and return it promptly.