

September 19, 2018

The Common Council met in a Special Council Meeting at 6:00pm on the above date in the meeting room at City Hall Annex with Mayor Curtis presiding and members Pharr; Williams; Clements; and Higgins attending. Other attending were Attorney Higgins; Nancy Sexton; Paula Rudibaugh; Sherry Willis; Gayle Vogel; and from the Lochmueller Group, Jeff Whitaker and Jim Farney.

Mayor Curtis called the meeting to order by stating purpose of the meeting was to discuss the Main Street Trail Project. Mayor Curtis stated the bids for the project came back August 10<sup>th</sup>. He stated the project estimate was \$3,497,997.00 and the low bid came back at \$4,539,914.00 over bid by \$1,041,937.00. Since it is an Indot project they will not award a project over by 20%. Mayor Curtis stated we have two options. (1) We can drop the project. If we drop the project the City will have to pay back the amount of money that the federal government has spent which is \$820,000.00. He stated we have already paid a couple hundred thousand in blue prints, environmental studies, and historical research. Or (2) we can re-scope the project by taking out items to bring down the estimate so bids are within acceptable limits to the state.

Mayor Curtis stated that Jeff Whitaker and Jim Farney are here with Lochmueller and can discuss the re-scope. Mayor Curtis stated if we re-scope the earliest it can go out for re-bid is December 12<sup>th</sup>. Councilman Williams asked if this would affect the time to get it done. Mayor Curtis stated yes it will take away the time they have to do that substantially. Completion will have to occur by December 31, 2019 but, the state may make arrangements beyond that.

Jeff Whitaker and Jim Farney from Lochmueller got up to discuss the project. Mr. Whitaker stated that in order to re-scope the project they needed to take look at the big ticket items.

The first item was the courthouse square. Mr. Whitaker stated the original plan was to rework the ramp around the statue, pavers and do landscaping. The trail would then wrap around the new ramp. He also stated the plan allowed for a turn lane to the right. He stated to cut cost they needed to simplify this. In order to do this they would leave the ramp as is and the trail would not wrap around the ramp but be slightly on the street.

The second big ticket item was they were going to do was re-work an empty lot between 2<sup>nd</sup> and 3<sup>rd</sup> from Main to College Street next to Alles Bros. They were going to re-do the whole lot, they now will just build up the front of the lot only from Main Street back to the North South Alley.

The third item was taking out the bollard lights at the courthouse, the lot between 2<sup>nd</sup> and 3<sup>rd</sup> street and the lights at the pocket park at 6<sup>th</sup> and Main.

Mr. Whitaker also stated when they looked at the bids they noticed that the asphalt price came in very high. They were charging \$185/ton when they normally see 70/80/90 per ton. They wondered why it was so high. They were told it was because the project was small and contractors are very busy. Mr. Whitaker said they decided they needed to reduce the time the pavers are here, so they decided to do the asphalt in 2 phases, starting with phase 1 from 6<sup>th</sup> Street to 4<sup>th</sup> Street.

Another item they decided to simplify was the cost of set up for the power for the festival. He stated they will put the conduits in only and the rest could be done at a later time.

Mr. Whitaker stated the pocket park will not be touched except for the removal of the bollard lights. He stated the trail will basically be the same and cosmetically it will all remain the same.

Councilman Williams asked if there will still be turns lanes. Jim Farney stated yes, but they will be a little shorter. Councilman Williams asked if the ADA ramp stays. Mr. Farney stated it stays as is. Councilman Williams asked if the statue will remain. Mr. Farney stated the statue will not be touched. Mr. Farney stated Indot won't give out the 2 bids they received, but they could write items down from the bids. He stated they know the average bid that they have to cut stuff out of and it might come back in lower. Mayor Curtis stated it will not come in where it did this time. Mr. Whitaker stated no it would be where it needs to be. Mr. Farney stated this is the best way to approach it. He stated they have not sacrificed the look of the project they are just taking pieces out that will reduce elements of the project. Mayor Curtis summarized by stating the courthouse lawn will be the same, the walk way trail will now be slightly in the street, the festival power will be removed but the conduits will be in place, bollard lights will be taken out of the pocket park and at the empty lot between 2<sup>nd</sup> and 3<sup>rd</sup> street. That empty lot will have the front half landscaped and paved and there will be revised staging for asphalt. He stated there will be irrigation for all of the project except irrigation heads will be removed from courthouse lawn, but there will be irrigation at the flower beds in both corners of Main and the rainbow garden.

Attorney Higgins asked if when driving thru town will it be as inviting as with the original plan. Mr. Farney stated yes, he stated if you drive thru Evansville it will be very similar to North Main Street. Councilman Williams stated that traffic flows well there. Mayor Curtis stated that nothing introduces you to the City of Mt. Vernon. He stated with the work that the library has done and the pocket park next to City Hall it will be a really nice introduction to the City. He also stated it hasn't been mentioned but the pocket park project will also add parking around the building and park. Councilwoman Higgins asked if the angle parking will still be on Main Street. Mayor Curtis stated he believes we will lose that. Councilwoman Higgins stated she wanted to talk about the pocket park. She wondered if there was something that they could make for the time capsule to make it look as if it fits there. She wants it to look good. Mr. Farney stated yes they can. Mayor Curtis stated they can re-shape the box. Mr. Farney asked where the capsule is now. Councilwoman Higgins stated at the Fire Department.

Mayor Curtis ask if there were any questions from the audience.

Gayle Vogel asked what will be done with the flower bed at 4<sup>th</sup> and Main and asked if it will have to be moved back? Mr. Farney stated the encroachment will be very little. Mrs. Vogel asked if the curving will be the same as the other curving? Mr. Farney stated yes. Attorney Higgins asked if the area will be irrigated. Mr. Farney stated yes. Mrs. Vogel asked how much of an encroachment? Mr. Farney stated maybe 5 feet. He stated we could re-introduce the planning, there are a lot of ways we could get this area back. He also stated the contractors are to alert them on when the materials needed to be removed, or the contractors can remove the materials themselves. He stated he recommends the 1<sup>st</sup>. Mayor Curtis stated they can decide what plants go in there. Mr. Farney stated they are buying a certain sized plant, they don't care what they are.

Attorney Higgins stated as an owner of 2 buildings on Main Street, her tenant is excited with the trail project and with the downtown becoming more of a hub of activity, and thanked them for working on this with 80% of this funded by someone else. She stated it will be inconvenient, but she is willing to get through the hard stuff to get the good stuff and she is looking forward to it. She stated she was in a meeting today and learned that in the United States, the job market has dropped from the number one

draw for people locating to your community to quality of place. Quality of place meaning amenities, trails etc. is the attraction for people coming to communities.

Councilman Clements asked how this will change the time line and completion. Jeff Whitaker stated that Indot will access the time. He assumes they will have all of 2019 and a little of 2020.

Mayor Curtis asked if there were any questions.  
There were none.

Councilman Williams makes a motion to proceed with the revised project.  
Seconded by Councilman Clements.

Roll call vote was taken by Deputy Clerk-Treasurer Dike with votes as follows: Councilman Pharr yes, Councilman Williams yes, Councilman Clements yes, Councilwoman Higgins yes.

Mayor Curtis asked if there was any other business to discuss.

Attorney Higgins stated Sherry Willis, the depilated housing guru for the City, works with the county on parcels of land that are going up for tax sale. She stated these are properties in which we have an interest in. These are properties that we have torn down and have money invested in. When the property is on tax sale we try to work with the county so we can own them and then we can sell them. We can then try to recoup some of our money we have invested in them. There are three properties and you have already given us permission to do this twice in February the three parcels are 811 North Canal and 2 parcels at 505 W 7<sup>th</sup> Street. Attorney Higgins stated this has already been brought before the council and we have already passed the overall resolution, this would be the third time of doing this and she just needs approval with some amendments added on those parcels. She would like to get those properties off before the next tax sale. Attorney Higgins stated she needs approval for the resolution adopting conditional agreement for assignment and assumption of tax sale certificate and assignment and acceptance of assignment of tax sale certificates. She stated this will recoup costs, title, half of demo cost and anything over and above would be split 50/50 with county.

Councilman Williams makes a motion to pass a resolution adopting conditional agreement for assignment and assumption of tax sale certificate and assignment and acceptance of assignment of tax certificates.  
Seconded by Councilman Clements.

Roll call vote was taken by Deputy Clerk-Treasurer Dike with votes as follows: Councilman Pharr-yes, Councilman Williams – yes, Councilman Clements – yes, Councilwoman Higgins – yes.

Mayor Curtis stated this passed unanimously.

Mayor Curtis asked if there were any questions.

Councilman Williams asked if the county has viewed the new plans. Mayor Curtis stated they gave permission to go ahead and he will show them the plans.

Mayor Curtis asked if there were any questions.  
There were none.

Councilman Clements moved the meeting be adjourned.

Seconded by Councilman Pharr. Mayor Curtis stated all those in favor of the motion should signify in the affirmative; and following the vote, he reported the motion carried unanimously and adjourned the meeting.

---

Mayor Bill Curtis, Mayor

ATTEST:

---

Denise Dike  
Deputy Clerk-Treasurer