

**CITY OF MT. VERNON, ILLINOIS  
SPECIAL CITY COUNCIL MEETING  
Wednesday, June 22, 2016  
6:00 P.M.**

**MINUTES**

The Mt. Vernon City Council held a Special City Council Meeting on Wednesday, June 22, 2016 at 6:00 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, Donte Moore and Mayor Mary Jane Chesley. Absent: Council Member Dennis McEnaney and Todd Piper. Also in attendance were City Manager Mary Ellen Bechtel and City Clerk Jerilee Hopkins.

**DESIGNATION OF RIGHT OF WAY IN THE NEW INDUSTRIAL PARK**

Bechtel advised that a Right of Way Dedication Plat and Permanent Right of Way Dedication Description for the new Industrial Park are necessary in order for a Warranty Deed to be issued to purchasers of land in the Industrial Park. In addition, development and use of the Industrial Park requires the establishment of public roads within the Industrial Park. Three new roads will be created, namely: Phoenix Drive, Vernois Drive and Neon Drive.

**Council Member Moore made a motion to approve the Right of Way Dedication Plat and Permanent Right of Way Dedication Description for the new Industrial Park as well as approve the new roads as stated. Seconded by Council Member May. Yeas: May, Moore and Chesley. Absent: McEnaney and Piper**

**SALES AGREEMENT**

**WEEDY ACRES PROPERTIES, LLC (Phoenix Modular Elevator)**

Bechtel presented for Council's consideration the First Reading of an Ordinance Approving Sales Agreement with Weedy Acres Properties, LLC for five (5) Acres at the new Industrial Park. The purchase price is set at \$25,000.00 per acre and paid for through a five (5) year term mortgage at five percent (5%) per annum interest rate. The company will employ 15 full time equivalent employees. The estimated total project cost is about \$1.5 million.

**Council Member May made a motion to suspend the rules and vote on the Ordinance. Seconded by Council Member Moore. Yeas: May, Moore and Chesley. Absent: McEnaney and Piper.**

**Council Member Moore made a motion to approve Ordinance 2016-17 Approving the Sales Agreement with Weedy Acres Properties, LLC for five (5) acres at the New Industrial Park. Seconded by Council Member May. Yeas: May, Moore and Chesley. Absent: McEnaney and Piper.**

**TIF AGREEMENT**  
**WEEDY ACRES PROPERTIES, LLC (Phoenix Modular Elevator)**

Bechtel presented for Council's consideration the First Reading of an Ordinance Approving a TIF Agreement with Weedy Acres Properties, LLC. The City agrees to reimburse Weedy Acres in the amount of \$388,077 for TIF eligible costs. In addition, the City will reimburse interest cost incurred by Weedy Acres not to exceed 30% of the annual interest costs.

**Council Member May made a motion to suspend the rules and vote on the Ordinance. Seconded by Council Member Moore. Yeas: May, Moore and Chesley. Absent: McEnaney and Piper.**

**Council Member Moore made a motion to approve Ordinance 2016-18 Approving a TIF Agreement with Weedy Acres Properties, LLC. Seconded by Council Member May. Yeas: May, Moore and Chesley. Absent: McEnaney and Piper.**

**VISITOR/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE**

Steven Casper inquired about the status of the proposed Menards store. Bechtel spoke with a representative from Menards this week. They have suspended all of their 2016 building projects until the first quarter of 2017. They cited the "soft" market in the U.S. and a concern about the upcoming Presidential election. They stated they are planning to begin construction in March 2017.

**ADJOURNMENT**

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

The meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Jerilee Hopkins  
City Clerk