

Jerilee Hopkins
City Clerk



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CITY OF MT. VERNON, ILLINOIS
REGULAR CITY COUNCIL MEETING
Monday, November 16, 2015
7:00 P.M.

MINUTES

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, November 16, 2015 at 7:00 p.m. at the Rolland W. Lewis Community Building, Veterans Park, 800 South 27th Street, Mt. Vernon, IL.

The invocation was given by Rev. Brad Henson, Jefferson County Ministerial Association.

The Pledge of Allegiance was recited.

ROLL CALL

Roll call showed present: Council Members Jeff May, Dennis McEnaney, Donte Moore, Todd Piper and Mayor Mary Jane Chesley.

IMPROPER POSTING OF MEETING AGENDA

Interim City Manager Mary Ellen Bechtel announced that the agenda for tonight's meeting was not properly posted and, therefore, no action could be taken by the City Council on the agenda items. She noted that the agenda was not posted at the location of the meeting – Rolland W. Lewis Community Center – pursuant to the Open Meetings Act. In addition, the agenda was not posted on the City's website; however, the failure of a public body to post on its website notice of any meeting or the agenda of any meeting shall not invalidate any meeting or any actions taken at the meeting. The local media received the meeting agenda.

A Special Council meeting is scheduled for Monday, November 23, 2015, at 4:00 pm, at City Hall to address items that require action to be taken. Bechtel apologized for the inconvenience and acknowledged the situation is quite embarrassing and very regretful.

PRESENTATION OF JOURNALS

No Journals were presented.

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

No Consolidated Vouchers for Accounts Payable were presented.

BIDS & QUOTES

No Bids and Quotes were presented.

CITY MANAGER

No business was presented by the City Manager.

CITY ATTORNEY

Rodney Wekkin, of Menard, Inc., was present at the meeting and addressed the Council regarding the construction of the new Menard's store. There are no national contracts for contractors for construction of the facility so many local and regional contractors will be used. Contractors may go to www.menardsrealestate.com to inquire about the project. He noted that the store will create 150 jobs in the first year – 50 full time and 100 part time (180 jobs as the store matures); they project annual sales at \$30-35 million; and 7.5 acres are available for out lot development. *The proposed Tax Increment Redevelopment Agreement, Section III. Assistance to Developer, states in part: Subject to the provisions of this Agreement, the City agrees to reimburse the Developer for the costs incurred by the Developer for the TIF Project that are eligible for reimbursement under the Plan and the Act up to a maximum aggregate amount not to exceed \$1.87 million dollars. Reimbursement shall be paid as follows: 50% of the real estate tax increment over the TIF base each year for a total period not to exceed ten years and for a total amount not to exceed the maximum aggregate amount. The TIF base shall be the EAV for the year in which the City of Mt. Vernon Industrial Park Conservation Area Tax Increment Financing District was created and the 10 year TIF period shall not begin until the year the TIF Project is constructed and assessed by the applicable governing body.*

EXHIBIT B
(Redevelopment Agreement)

Menard's Retail, Shipping, and Warehouse Facility

Project:	28.7 Acres on Wells By Pass Road
Jobs:	60 full time jobs/90 part-time jobs
Estimated Payroll:	\$2,500,000.00
Approx. Building SF:	Heated Building Area: 173,248 square feet
	Unheated Overhang: 6,573 square feet
	Garden/Shipping Area: 23,736 square feet
	Deliver Staging Area: 3,885 square feet
Total Covered Area:	207,442 square feet
Outdoor Warehouse:	48,969 square feet
Project costs:	\$19,000,000.00

The public infrastructure is already in place so any other infrastructure required will be Menard's responsibility. Bechtel advised that the estimated EAV is \$4.1 million.

MAYOR

Mayor Chesley made no comments.

CITY COUNCIL

Council Member Piper wished everyone a “Happy Thanksgiving!”

VISITORS/CITIZEN REQUESTS/ADDRESSES FROM THE AUDIENCE

No comments were made by visitors.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

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

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Jerilee Hopkins
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