

Rebecca Barbour
City Clerk



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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, June 16, 2025
7:00 p.m.**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, June 16, 2025, at 7:00 p.m. in the City Council Chamber at City Hall, 1100 Main Street, Mt. Vernon, Illinois. Facebook Live: <https://www.facebook.com/MtVernonIL>.

Due to the absence of Mayor John Lewis, City Clerk Becky Barbour called the meeting to order. The first order of business was to appoint a Mayor Pro Tem. Motion by Council Member Donte Moore to appoint Council Member Joe Gliosci as Mayor Pro Tem for tonight's council meeting. Seconded by Council Member Jay Tate. All were in favor.

Council Member Mike Young led the Invocation.

The Pledge of Allegiance was recited.

ROLL CALL

The roll call showed present: Council Member Joe Gliosci, Council Member Donte Moore, Council Member Jay Tate, and Council Member Mike Young. Absent: Mayor John Lewis.

PRESENTATION OF JOURNALS

The Journal for June 2, 2025, Regular City Council Meeting was presented for approval.

Council Member Donte Moore motioned to approve the Journal as presented. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

None.

APPROVAL OF CONSOLIDATED VOUCHERS FOR ACCOUNTS PAYABLE

The Consolidated Vouchers for Accounts Payable were presented to the Council for approval.

Council Member Donte Moore motioned to approve the Consolidated Vouchers for Accounts Payable in the amount of \$1,749,650.32. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

BIDS AND QUOTES

City Manager Nathan McKenna presented the Bid Results for Street Maintenance Materials. This includes two separate bids for material needed to operate the patcher. The City had previously sought bids but did not receive bids. Illini Asphalt submitted a bid for the oil with a price of \$30,000. Staff estimated \$35,000. The second award is for the chip. Beelman Logistics submitted a bid of \$7,237.75, also below staff estimates. These are budgeted expenses in the Motor Fuel Tax fund. The staff recommendation is to award the bids to Illini Asphalt and Beelman Logistics.

Council Member Mike Young motioned for approval of the Bid Results for Street Maintenance Materials from Illini Asphalt in the amount of \$30,000.00 and to Beelman Logistics in the amount of \$7,237.75. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

City Manager Nathan McKenna presented the Bid Results for the Parking Lot Sealing Project 2025. The City received three bids for this project, which includes resealing Downtown Parking Lots F & G and the Lincoln Park Parking Lot on 34th Street. Rooters American Maintenance was the lowest bidder with a bid of \$30,795.03. This was a budgeted expense in the Quality of Life fund.

Council Member Donte Moore motioned for approval of the Bid Results for the Parking Lot Sealing Project 2025 from Rooters American Maintenance in the amount of \$30,795.03. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

City Manager Nathan McKenna presented the Bid Results for the Summer 2025 Demolition Project. Staff received bids for the demolition of twelve properties. Heck's Excavating was the sole bidder with a bid amount of \$100,900. This is only a portion of the property demolitions this budget. \$300,000 was budgeted in the Engineering Department's budget this year for demolition. Staff recommendation is to approve the bid from Heck's Excavating.

Council Member Mike Young motioned for approval of the Bid Results for the Summer 2025 Demolition Project from Heck's Excavating in the amount of \$100,900. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

CITY MANAGER

City Manager Nathan McKenna requested permission to Waive Bidding Requirements and Purchase Five (5) New MDT's for the Police Department. These are the computers in the squad

cars and was a budgeted expense in the Home Rule Sales Tax fund. The quote from CDS Office Technologies is \$29,863.00, which is below the \$30,000 budgeted expense.

Police Chief Robert Brands was present to respond to any questions. Council Member Donte Moore asked Chief Brands to explain why the City waives the bidding process. Chief Brands explained this company has the state bid throughout the whole state. The state police and multiple agencies across Illinois use this company. He stated this is lower pricing because the City is utilizing State Bid. The City has used this company for 10 to 15 years and has had no problems.

Council Member Donte Moore motioned to grant permission to Waive Bidding Requirements and Purchase Five (5) New MDT's for the Police Department from CDS Office Technologies in the amount of \$29,863.00. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

City Manager Nathan McKenna requested permission to Waive Bidding Requirements and Purchase One (1) Additional New Vehicle for the Police Department. This was a budgeted expense in the Home Rule Sales Tax fund. The quote is from Schmidt Chevrolet in the amount of \$40,000.00.

Council Member Donte Moore motioned to grant permission to Waive Bidding Requirements and Purchase One (1) Additional New Vehicle for the Police Department. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

City Manager Nathan McKenna requested permission to Consent to an Assignment of a Miller Lake Lease from Tyler Lowery to Whitney Walker and a Second Assignment from Whitney Walker to Whitney Walker and Bert Walker.

Council Member Donte Moore motioned to grant permission to Consent to an Assignment of a Miller Lake Lease from Tyler Lowery to Whitney Walker and a Second Assignment from Whitney Walker to Whitney Walker and Bert Walker. Seconded by Council Member Jay Tate. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

ORDINANCES/RESOLUTIONS/MOTIONS

City Manager Nathan McKenna stated that the City has been working on extending two existing TIF Districts and also collaborating with developers to create new TIF Districts. There are four items pertaining to Resolutions regarding TIF Districts.

City Manager Nathan McKenna presented a Resolution Approving an Agreement for Professional Services with PGAV Planners. This is an agreement for services to explore the feasibility of a TIF District on North 42nd Street adjacent to Woodglen Acres. This would include approximately sixty acres of property for residential development. There is a developer interested in building

between 200-300 single family housing units consisting of duplexes, triplexes and quadplexes. In order to make the project viable, the City is exploring the possibility of creating a new TIF District. This does not guarantee that the TIF is being created, only the beginning stage to study it.

Council Member Mike Young asked if there was any input from the surrounding area. City Manager McKenna stated that this project has not gone that far. Part of the process later if it is found that it qualifies as a TIF District would require notice to residents within 750 feet of the proposed boundaries. It would also then require a joint review board meeting which includes all of the other taxing bodies that have interest in the property.

Council Member Mike Young motioned to approve the Resolution Approving an Agreement for Professional Services with PGAV Planners. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis. Resolution #2025-25.

City Manager Nathan McKenna presented a Resolution Establishing the Time and Place for a Public Hearing to Consider the Redevelopment Plan and Project for the Frontage Road TIF. This is the beginning process of adopting the new TIF District on North 44th Street for the development of a new hotel and future commercial development in the area. There are several steps to this process that will take place over the next 3-4 months. The public hearing will be held on August 4, 2025, and allow public comment on the proposed TIF District. Between now and the public hearing, notices will be mailed to the other taxing bodies and a joint review board meeting with other taxing bodies will be held. Following the public hearing, approval from the City Council will be needed to formally adopt the TIF District.

Council Member Donte Moore motioned to approve the Resolution Establishing the Time and Place for a Public Hearing to Consider the Redevelopment Plan and Project for the Frontage Road TIF. Seconded by Council Member Jay Tate. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis. Resolution #2025-26.

City Manager Nathan McKenna presented an Inducement Resolution for a Feasibility Study for Part of the N. 44th Street Frontage Road TIF Redevelopment Project. This Inducement Resolution will make any expense incurred by the City in establishing the new TIF District a reimbursable expense in the future once the project is complete, and funds are available in the TIF fund.

Council Member Mike Young motioned to approve the Resolution for a Feasibility Study for Part of the N. 44th Street Frontage Road TIF Redevelopment Project. Seconded by Council Member Jay Tate. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis. Resolution #2025-27.

City Manager Nathan McKenna introduced a Resolution to Induce the Redevelopment of Certain Property in the Proposed 42nd Street TIF Redevelopment Project. This is an Inducement Resolution between the City and KRP Properties, LLC. This is the development firm interested in moving forward with the development of the property north of Woodglen Acres. This will make

any eligible expense incurred after adoption of the Resolution a reimbursable expense, including the purchase price and professional service fees related to the project.

Council Member Donte Moore motioned to approve the Resolution to Induce the Redevelopment of Certain Property in the Proposed 42nd Street TIF Redevelopment Project. Seconded by Council Member Jay Tate. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis. Resolution #2025-28.

MAYOR

Mayor Pro Tem Joe Gliosci presented for the advice and consent of the City Council the Appointment of Dan Plumb to the Fire Pension Board.

Council Member Donte Moore motioned to accept the Appointment of Dan Plumb to the Fire Pension Board. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

CITY COUNCIL

Council Member Donte Moore wanted to remind residents that June 18 is the second round of interviews for the Crosswalk Home Improvement Grant. You can come to City Hall on Wednesday, June 18 from 9:00 a.m. to noon or from 1:00 p.m. to 3:00 p.m. The City website has all of the information.

Council Member Mike Young wanted to add that having attended the first few activities downtown at The Commons, that he is thrilled with the activities and number of people who have come out so far for these events. He stated that going forward, he hopes it just gets bigger and better.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

Council Member Donte Moore motioned to adjourn. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Tate, and Young. Absent: Lewis.

The meeting was adjourned at 7:19 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Becky Barbour".

Becky Barbour, City Clerk