

Rebecca Barbour
City Clerk



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**City of Mt. Vernon, Illinois
Regular City Council Meeting
Monday, December 15, 2025 - 7:00 p.m.**

The Mt. Vernon City Council held a Regular City Council Meeting on Monday, December 15, 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>.

Mayor John Lewis opened the meeting.

Pastor Kent Jackson with the Family Life Church 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 Mike Young, and Mayor John Lewis. Absent: Council Member Jay Tate.

PRESENTATION OF JOURNALS

The Journal for the December 1, 2025 Regular City Council Meeting was presented for approval.

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

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 \$1,557,217.22. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

BIDS/QUOTES

None.

CITY MANAGER

City Manager Nathan McKenna presented for approval of a Subdivision Preliminary and Final Plat. Petitioning Party: Troy J. Parrish. This subdivision is removing a 1.65-acre parcel from an 18.79-acre parcel. The smaller parcel has a residential dwelling on it that is being separated from the farmland. It is also on the agenda as item 10-C for rezoning. The rezoning would change it from A-G, General Agricultural, to R-1, Low Density Residential, due to the minimum lot size requirements. A minimum of 5 acres is required for Agricultural zoning. Planning and Zoning recommend approval for both subdivision and rezoning with a vote of 4-0.

Council Member Donte Moore motioned to grant approval of a Subdivision Preliminary and Final Plat. Petitioning Party: Troy J. Parrish. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

ORDINANCES/RESOLUTIONS/MOTIONS

City Manager Nathan McKenna presented for Second Reading of an Ordinance Authorizing the Issuance of General Obligation Bonds for Certain Capital Improvements Including a New Recreational Center. This is for issuance of bonds in the amount of \$30,000,000 with a 15-year term and a 5-year call date.

Council Member Joe Gliosci motioned to approve Ordinance #2025-35, an Ordinance Authorizing the Issuance of General Obligation Bonds for Certain Capital Improvements Including a New Recreational Center. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

City Manager Nathan McKenna presented for Second Reading of an Ordinance Reallocating Proceeds from the Home Rule Municipal Retailers and Service Occupation Tax. The 1% Home Rule Sales Tax imposed in 2017 is the funding source for the bond payment. At the time of passage, the Ordinance laid out five criteria for the funds use. One was for “expenses incurred for capital construction projects for the Public Utility Department.” This Ordinance amends the original Ordinance and removes the “for the Public Utility Department” to now state “expenses incurred for capital construction projects.”

Council Member Donte Moore motioned to approve Ordinance #2025-36, an Ordinance Reallocating Proceeds from the Home Rule Municipal Retailers and Service Occupation Tax. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

City Manager Nathan McKenna presented an Ordinance Rezoning Property at 10616 E. Freesia Road from A-G, General Agriculture to R-1, Low-Density Residential. Petitioning Party: Troy J. Parrish. This was approved by Planning and Zoning 4-0.

Council Member Mike Young motioned to approve Ordinance #2025-37, an Ordinance Rezoning Property at 10616 E. Freesia Road from A-G, General Agriculture to R-1, Low-Density Residential. Petitioning Party: Troy J. Parrish. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

City Manager Nathan McKenna presented for First Reading of an Ordinance Concerning the Levy and Collection of Taxes for Fiscal Year 2026. There is no change in the tax levy amount from last year. The total is \$2,880,100. The City is still waiting for the audit to be finalized so we do not have the exact number for our pension contributions. The Pension Sales Tax Fund will be able to make up the difference.

Council Member Donte Moore made the motion to suspend the rules and take action on the Ordinance, an Ordinance Concerning the Levy and Collection of Taxes for Fiscal Year 2026. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

Council Member Donte Moore motioned to approve Ordinance #2025-38, an Ordinance Concerning the Levy and Collection of Taxes for Fiscal Year 2026. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate.

City Manager Nathan McKenna presented a Resolution to Induce Redevelopment of Property Within the IPCA TIF with Fritz Krampe Enterprises, LLC and Arena Mt. Vernon, LLC. This is for potential development in the Chesley Industrial Park. The Arena Trampoline Park located in Effingham is looking to open a second location. The City is in negotiations for them to purchase 5 acres for the facility.

Council Member Joe Gliosci motioned to approve a Resolution to Induce Redevelopment of Property Within the IPCA TIF with Fritz Krampe Enterprises, LLC and Arena Mt. Vernon, LLC. Seconded by Council Member Donte Moore. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate. Resolution #2025-46.

City Manager Nathan McKenna presented a Resolution Approving an Agreement with KPH IL44, LLC Regarding the Purchase of Solar Power. This is an agreement to place a solar farm on approximately 5 acres of city property at the wastewater treatment plant. Currently the City participates in an aggregation for electric supply at a cost of .08 cents per kilowatt-hour. This proposal would lock in a rate of .0659 per kilowatt-hour. The potential savings could be \$3,225,677 over the 30-year commitment. There are several assumptions in that savings number such as the current rate increasing 3.4% every year, the amount of kWh produced each year, and the amount of kWh used each year. The amount of kWh used each year is based on current usage

and does not account for any efficiencies that may occur when we make improvements to the facility in the next 5 years or further down the road.

Council Member Donte Moore motioned to approve a Resolution Approving an Agreement with KPH IL44, LLC Regarding the Purchase of Solar Power. Mayor Lewis noted there was not a second at this time and there needs to be additional discussion.

Discussion was held. Mayor Lewis noted that his research shows that market rates are going to continue to keep rising and that they have doubled over the last few years. The proposal in the agreement is only good through the end of the year. Mayor Lewis stated that the Council could hold a special meeting before year end if needed. City Manager Nathan McKenna stated he had reached out to another company and had not received any information from that company.

Ross Rubenacker and Brandon Bullard with KPH IL44, LLC were present to answer questions. He explained that there are options for business models. The traditional model is the third party owned. Lease payments will be calculated on how much you pay for kilowatt hour and turn into a fixed rate. The other option is direct ownership where City would own the system. This rate shows a substantial year one savings. Locking in 6-1/2 cents for 30 years is an attractive rate. The only thing that could change the rate is if Ameren comes in stating they need to upgrade the substation based on the solar going in. At that point, the rate could be adjusted. If that kills the project, there is no risk to the City. There is no cost to the City for operations, maintenance, and insurance. This is all through the third-party company. They manage everything inside the fence. Typically, there are 3 options at the end of 30-year contract. One is the system is donated to the City to where there is no PPA rate. The panels should be producing at 85% of year one output at that time. Option 2 they can remove the system and return the grounds as-is at no cost. Option 3 is that the City can negotiate a PPA rate. There are buyout options. There are different stages of buyout options. This would be done on a fair market value assessment.

Council Member Donte Moore motioned to approve a Resolution Approving an Agreement with KPH IL44, LLC Regarding the Purchase of Solar Power. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate. Resolution #2025-47.

City Manager Nathan McKenna presented a Resolution Approving a Proposal from Terracon for Environmental Consulting Services. In May the City was notified of receiving funding from the EPA for Brownfield Assessments. The award amount is \$500,000. Terracon will provide services that include developing a community involvement plan and site inventory which will determine properties to target for assessments. The assessments will include up to 16 sites for Phase I assessments and up to 8 sites for Phase II assessments. A Brownfield Revitalization Plan will be created following the assessments.

Council Member Donte Moore motioned to approve a Resolution Approving a Proposal from Terracon for Environmental Consulting Services. Seconded by Council Member Joe Gliosci. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate. Resolution #2025-48.

City Manager Nathan McKenna presented a Resolution Establishing a Public Hearing to Consider the Redevelopment Plan and Project for the North 42nd Street TIF. This is one of the steps in the process to create the residential TIF district on the property north of Woodglen Acres. The public hearing will be held prior to the city council meeting on February 2nd. The redevelopment plan is available for viewing in the city clerk's office.

Council Member Joe Gliosci motioned to approve a Resolution Establishing a Public Hearing to Consider the Redevelopment Plan and Project for the North 42nd Street TIF. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Tate. Resolution #2025-49.

MAYOR

Mayor John Lewis wished everyone a happy and safe Christmas and New Year.

CITY COUNCIL

City Council Member Donte Moore wanted to give a personal shout out to Angels on Assignment. Over the past two weeks, they have been holding multiple food pantries. He said he appreciates them stepping up and helping the community.

VISITORS/CITIZENS REQUESTS/ADDRESSES FROM THE AUDIENCE

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

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

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Becky Barbour

Becky Barbour, City Clerk