

**CITY OF VIENNA  
CITY COUNCIL MEETING  
VIENNA CITY HALL  
205 North 4<sup>th</sup> St  
June 2, 2021  
6:30 P.M.**

**AGENDA**

1. Mayor Penrod Calls Meeting to Order.

2. Roll Call:

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

**NEW BUSINESS**

3. Omnibus Consent Agenda

- Approval of the May 19, 2021 Meeting Minutes
- Approval of the Warrant

**Motion \_\_\_\_\_ Seconded \_\_\_\_\_**

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

4. Authorization and Approval of Ordinance 21-02, An Ordinance to Approve the withdrawal of The City of Creal Springs, Williamson County, Illinois and The Village of Tamms, Alexander County, Illinois as members of the Interstate Municipal Gas Agency and to Authorize execution of a supplement to the agency agreement establishing the interstate municipal gas agency

**Motion \_\_\_\_\_ Seconded \_\_\_\_\_**

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

5. Review of TIF Application-C&K Equipment & Auto Sales/ Recommendation of Council

6. Authorization and Approval to purchase two-way radios (2), dual muff headset and speaker mic for Public Works Dept.  
Novacom, price quote-\$949.96

**Motion** \_\_\_\_\_ **Seconded** \_\_\_\_\_

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

7. **PUBLIC COMMENT/ADDITION TO THE AGENDA**

8. **City Elected and Appointed Officials:**

- Steve Penrod, Mayor- Update on park trash pickup
- Melissa Presser, City Attorney
- Aleatha Wright, City Clerk
- Shane Racey, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council

9. **Adjournment:**

POSTED: 5-28-21

BY: 

ORDINANCE NO. 20-02

AN ORDINANCE OF  
THE CITY OF VIENNA, JOHNSON COUNTY, ILLINOIS,  
TO APPROVE THE WITHDRAWAL OF  
THE CITY OF CREAL SPRINGS, WILLIAMSON COUNTY, ILLINOIS AND  
THE VILLAGE OF TAMMS, ALEXANDER COUNTY, ILLINOIS  
AS MEMBERS OF  
THE INTERSTATE MUNICIPAL GAS AGENCY  
AND TO AUTHORIZE EXECUTION OF A SUPPLEMENT  
TO THE AGENCY AGREEMENT ESTABLISHING  
THE INTERSTATE MUNICIPAL GAS AGENCY

WHEREAS, the City of Vienna, Johnson County, Illinois, is a member of the Interstate Municipal Gas Agency; and

WHEREAS, the City of Creal Springs, Williamson County, Illinois, and Village of Tamms, Alexander County, Illinois, no longer own their natural gas systems and therefore, do not meet requirements for membership in the Interstate Municipal Gas Agency; and

WHEREAS, the City of Creal Springs, Williamson County, Illinois, and Village of Tamms, Alexander County, Illinois, desire to withdraw as members of the Interstate Municipal Gas Agency; and

WHEREAS, the City of Creal Springs, Williamson County, Illinois, and Village of Tamms, Alexander County, Illinois, have complied with all conditions for withdrawal of membership.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VIENNA, JOHNSON COUNTY, ILLINOIS, as follows:

Section 1: The findings and determinations set forth in the preamble to this Ordinance are hereby made findings and determinations of the City Council of the City of Vienna and incorporated into the text of this Ordinance by this reference.

Section 2: The City of Creal Springs, Williamson County, Illinois, and Village of Tamms, Alexander County, Illinois, are hereby withdrawn as members of the Interstate Municipal Gas Agency.

Section 3: This Ordinance shall be in full force and effect from and after its passage.

UPON THE ROLL BEING CALLED THE FOLLOWING COUNCILMEMBERS VOTED

Aye: \_\_\_\_\_

\_\_\_\_\_

Nay: \_\_\_\_\_

\_\_\_\_\_

Abstained: \_\_\_\_\_

and the following Councilmembers were absent: \_\_\_\_\_

PASSED by the City Council of the City of Vienna, Johnson County, Illinois, as required by law and approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

(MUNICIPAL SEAL)

**SUPPLEMENT NUMBER 22  
TO THE AGENCY AGREEMENT ESTABLISHING  
THE INTERSTATE MUNICIPAL GAS AGENCY**

This document is a Supplement to the Agency Agreement, dated as of February 1, 1990, between and among the municipalities of the State of Illinois listed therein and as supplemented thereafter from time to time, which established the Illinois Municipal Gas Agency, now known as the Interstate Municipal Gas Agency (IMGA).

This Supplement shall serve as a republication and readoption of all of the terms and conditions of the Bylaws and the Agency Agreement as the Agency Agreement applies to IMGA Members on the dates that the City of Creal Springs, Williamson County, Illinois and the Village of Tamms, Alexander County, Illinois, executed a Supplement substantially similar as to each individual member to this Supplement.

This Supplement is the Agreement between and among the member municipalities of the Interstate Municipal Gas Agency, the City of Creal Springs, Williamson County, Illinois and the Village of Tamms, Alexander County, Illinois, which sets the conditions and approves the withdrawal of the City of Creal Springs, Williamson County, Illinois and the Village of Tamms, Alexander County, Illinois from the Interstate Municipal Gas Agency.

This Supplement conditions approval of withdrawal of the City of Creal Springs, Williamson County, Illinois, upon the following:

1. The City of Creal Springs agrees to adopt this Supplement by ordinance and execute this Supplement; and
2. The City of Creal Springs agrees to comply with the conditions for withdrawal as established by the IMGA Board of Directors.

This Supplement conditions approval of withdrawal of the Village of Tamms, Alexander County, Illinois, upon the following:

1. The Village of Tamms agrees to adopt this Supplement by ordinance and execute this Supplement; and
2. The Village of Tamms agrees to comply with the conditions for withdrawal as established by the IMGA Board of Directors.

This Supplement amends the Agency Agreement as supplemented in the following manner:

On page 1 of the Agency Agreement: delete "the City of Creal

Springs, Williamson County, Illinois and the Village of Tamms, Alexander County, Illinois” in the list of members contained thereon.

On page 6 of the Agency Agreement: delete the name and address of the person initially appointed to serve on the Board of Directors of the Interstate Municipal Gas Agency from the appropriate column in Section 2.15.

This Supplement becomes effective as to all IMGGA member municipalities, the City of Creal Springs, Williamson County, Illinois and the Village of Tamms, Alexander County, Illinois upon approval by the Corporate Authorities of a majority of the IMGGA member municipalities and the City of Creal Springs and Village of Tamms.

IN WITNESS WHEREOF, the undersigned have executed this Supplement as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021, in counterpart copies, each of which shall constitute an original copy but all of which together shall constitute one and the same instrument.

CITY OF VIENNA,  
JOHNSON COUNTY, ILLINOIS

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(MUNICIPAL SEAL)

# Memo

To: City of Vienna  
From: Moran Economic Development  
CC:  
Date: May 17, 2021  
Re: Application for TIF Assistance Review – C&K Equipment & Auto Sales

The following Project Proposal has been submitted to the City requesting consideration for the provision of TIF Funds in support of the costs expected to be incurred. We have reviewed the applicant's proposal and have outlined key project features and economic impact aspects below:

**Project:** Business Expansion Project – New Construction

**Applicant/Developers:** C&K Equipment and Auto Sales, LLC; Chris Bent, Owner

**Project Location:** Approximately 1004 Vine Street, Vienna, IL (Vienna TIF #1)

**Johnson County PIN(s):**

08-05-401-004  
08-05-401-009  
08-05-401-001

08-05-401-002  
08-05-401-012

**Estimated Total Project Cost:** \$450,000 (Breakdown on following pages)

**Project Overview:** The applicant has proposed to acquire additional property which will be used to construct new warehousing and service buildings to be used to expand the operations of C&K Equipment and Auto Sales.

Proposed work items include, but are not limited to:

- Acquisition of target properties
- Demolition of existing buildings, site clearing and preparation for new construction
- Construction of steel building #1 – 50' x 75' in size; New service shop for technicians
- Construction of steel building #2 – 25' x 75' in size; New inventory warehousing

*See attached application letter for additional details.*



**Potential Employment Opportunity Impact**

The applicant estimates that this expansion will allow the business to hire 3 new full-time and 3 new part-time employees to operate normally on a day to day basis. These will include managerial roles, service mechanics, assembly positions, and technical roles.

**Estimated Economic Impact on Sales Tax Revenue**

The City will collect the usual 1% from all taxable sales which occur at this location. (\$100,000 in taxable sales will result in \$1,000 in tax revenue for the City's general fund).

The applicant has indicated that they estimate near \$2M in taxable sales to occur at this location annually. This represents \$20,000 in sales tax revenue for the City. It is the hope that this expansion will help to grow annual taxable sales to \$3M+. (This figure is an estimate and does not represent a guarantee of performance.)

**Estimated Project Costs**

**C&K Auto Sales LLC Expansion**

<b>Description</b>	<b>Estimated Cost</b>	<b>Estimated TIF Eligible</b>
Property Acquisition	\$130,000	\$130,000
Demolition & Site Clearing	\$25,000	\$25,000
Construction of New Buildings	\$165,000	\$0
Installation of Machinery & Equipment	\$45,000	\$0
Architectural & Engineering Fees	\$4,500	\$4,500
Legal & other Professional Services	\$3,200	\$3,200
Contingency	\$20,000	\$0
Gravel & Signage	\$34,000	\$15,000
Site Lighting & Fencing	\$24,000	\$0
<b>TOTAL</b>	<b>\$450,700</b>	<b>\$177,700</b>

**Estimated TIF Eligible Costs**

TIF Eligible costs are those costs incurred by the Developer during the performance of the work required for the project which are legally reimbursable under the Illinois TIF Act. Any financial assistance provided by TIF Funds may not exceed the total TIF eligible costs incurred. Actual costs incurred during the performance of the project would need to be reviewed in order to make final determinations of eligibility in accordance with the TIF Act. The legal eligibility of these costs does not guarantee the provision of any level of funding.





**Estimated Economic Impact on Property Taxes**

	PRE PROJECT	AFTER PROJECT	CHANGE
*Taxable Value	\$50,000	\$110,000	<b>\$60,000</b>
Total Tax Bill	\$4,887	\$10,752	<b>\$5,865</b>
TIF Revenue	\$0	\$5,865	<b>\$5,865</b>

*Please see attached Exhibit B – Projections, for more detailed information regarding property tax estimates.*

\*Actual taxable value will be determined by the County Assessor, and may vary widely based on their assessment of the improvements to the property.

- Projections indicate that this project could result in approximately \$60,000 in new TIF Revenue over the next 10 years.

**Requested TIF Assistance:** \$25,000 for site clearing and preparation.

**Opinion on the Provision of TIF Assistance**

Should the City wish to provide TIF funds to support this project, the recommended strategy for assistance would be a one-time grant payment payable upon completion of the project to reimburse for site clearing and demolition costs.

**Suggested Assistance Package to offer:**

Grant Amount: TBD by the City Council at their discretion

Suggested assistance for consideration:

One-time payment equal to **100% of the costs of demolition and site clearing**, not to exceed a maximum of **\$25,000**.

It is recommended that all approved payments are only payable upon completion of the entire project as determined by the City, in the City's sole discretion.

No payments are recommended to be made prior to the review of the eligible costs incurred, as verified and confirmed by the City or its consultants, in their sole discretion. No payments utilizing TIF Funds may exceed the total Eligible Redevelopment Project costs verified to have been incurred in conjunction with the project.



**NOTE**

The provision of TIF assistance is at the complete discretion of the City, and this document is simply meant to serve as an overview of the project and evaluation of the application for assistance submitted by the Developer, as well as expression of our opinion, based on our professional experience, of an assistance strategy which the City could consider utilizing in regard to TIF funds. Any actions taken should be in accordance with the desires of the City, the availability of funding, and in accordance with all provisions of the TIF Act.

Any actual payment is subject to terms of an executed Redevelopment Agreement between the City and the Developer. Any reimbursement may not exceed the total Eligible Redevelopment Project costs verified to have been incurred in conjunction with the project.

# NOVACOM

100 S. 13TH STREET  
 HERRIN, IL 62948  
 OFFICE: (618) 988-1661  
 FAX: (618) 942-5354

## PRICE QUOTATION

DATE May 26, 2021 ATTN: Troy Kerley  
 NAME Vienna Public Works  
 ADDRESS 204 South first Street  
tkerley@cityofviennail.net  
 CITY Vienna STATE IL ZIP 62995  
 PHONE 618-771-2829 FAX \_\_\_\_\_

ITEM #	QTY.	DESCRIPTION	PRICE EA.	TOTAL
Muff Headset	1	Dual Muff Headset with Motorola interconnect cable.	299.99	299.99
Speaker Mic	1	Motorola CP185 speaker mic.	69.99	69.99
CP185_VHF	2	Motorola, 16ch,5W, analog portable with antenna,	289.99	579.98
		battery, and charger.		0.00
				0.00
		Motorola offers a 2yr warranty on radios!		0.00
		Headset comes with a 2 yr warranty!		0.00
		Speaker mic comes with a 1yr warranty!		0.00
				0.00
		Pricing includes setup, programming and testing.		0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

TERMS: 35.0 % down Net 15 days.  
 Lease or installment purchase contract:  
\$ - per month for \_\_\_\_\_ years.  
 Other 35% at equipment delivery, 15days  
30% upon installation and completion, 15days

Total Equipment Cost..... \$ **949.96**  
 Labor, Installation and Test.... \$ -  
 Tax at.... 8.50% .....  
 Total Purchase..... \$ **949.96**  
 Less Down Payment..... \$ -  
 Amount Due..... \$ **949.96**

Proposal valid for: 60 days.

Prepared By: Brandon Watson Title: Engineer Date: 5/26/2021  
 Accepted By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_