

**CITY OF VIENNA  
CITY COUNCIL MEETING  
VIENNA CITY HALL  
205 North 4<sup>th</sup> Street  
April 17, 2024  
6:30 P.M.  
AGENDA**

1. Mayor Calls Meeting to Order.

2. Roll Call:

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Elliott \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

**NEW BUSINESS**

3. Omnibus Consent Agenda

- Approval of the April 3, 2024 Meeting Minutes
- Approval of the Warrant
- Approval of March Treasurer Report

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

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Elliott \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

4. Authorization and Approval of selected quote from Cains Heating and Cooling for City of Vienna Depot HVAC unit repair/replacement. (TIF Funds)

Quote #1-\$13,975.00

Quote #2-\$10,450.00

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

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Elliott \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

5. Authorization and Approval of (TIF Funds) for design services for Water Improvements through 12-31-22, Horner & Shifrin \$93,786.00

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

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Elliott \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

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

7. **ELECTED/APPOINTED OFFICIALS**

- Aleatha Wright, City Clerk- Upcoming events: City spring cleanup-April 29<sup>th</sup>  
Spring Fling-May 3-4th
- Shane Racey, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council
- Steve Penrod, Mayor

8. **Adjournment:**

POSTED: 4-15-24 BY: A Wright



# MEMO

To: City of Vienna  
From: Jake Zambaldi, Moran Economic Development  
Date: 4/10/2024  
Re: Eligible Uses of TIF Funds

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## **Context**

This memorandum is being provided in response to a request for the provision of an opinion on the ability to utilize funds collected pursuant to the City of Vienna TIF District (TIF Funds) for certain costs and activities.

## **Basis of Opinion**

The basis of my opinion will rely on the description of “Eligible Redevelopment Project Costs” as provided by the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4) (the “TIF Act”), as well as my professional experience in the field of TIF and economic development consulting.

## **Proposed Work Items and Opinion Regarding TIF Eligibility**

1. Water main replacement
2. Water tank repairs and improvements
3. Water plant rehabilitation activities
4. Public building improvements at City Park (HVAC unit repair/replacement)

It is my opinion that repairs, improvements, replacement, and all associated professional services such as engineering costs, performed or incurred pursuant to projects related to public infrastructure and utility services or systems which service the Vienna TIF District(s) qualify as Eligible Redevelopment Project Costs under **65 ILCS 5/11-74.4-3)(q)(5)**, which allows for TIF Funds to be utilized in support of work items and activities which may be considered “the construction of public works and improvements”.

Therefore, it is my opinion work item (1), (2), and (3) are eligible costs items which the City may consider the use of TIF Funds to perform.

Additionally, it is my opinion that the costs for the improvement, replacement, and rehabilitation of existing public buildings, including permanently affixed building components such as HVAC equipment, are eligible to be funded with TIF Funds pursuant to **65 ILCS 5/11-74.4-3)(q)(4)**.

Therefore, it is my opinion work item (4) is also an eligible activity and cost which the City may consider the use of TIF Funds to perform.

For additional questions or concerns regarding eligible costs or eligible project components, please don't hesitate to contact us anytime. Thank you.



Most Efficient

# CAINS HEATING AND COOLING

# Quote

PO BOX 43  
Vienna, IL 62995  
618-658-6537

DATE April 12, 2024

## CUSTOMER

City of Vienna - Depot  
298 E. Vine St.  
Vienna, IL 62995

Phone: 618-658-5161

DESCRIPTION	UNIT PRICE	AMOUNT
Bryant 4 ton 19 Seer 5 Stage Evolution Series Heat Pump, 10 yr parts and 1 yr labor		
Bryant 4 ton Preferred Series Fan Coil, 10 year parts and 1 year labor		
20 KW Heat Kit		
Evolution Controller, Disconnect, Whip, Pad, Safety Switch, Surge Protector		
Drain Line & Fittings		
20x25x5 Filter Housing and Filter		
Ductwork Transitions		
Labor to install heat pump and fan coil		
<b>*** Quote Expires 30 days from the date at the top</b>		
<b>Subtotal</b>		<b>\$13,975.00</b>

Payment Due Upon Completion of Services: Any Invoice Not Paid In Full After 30 Days, will incur a \$25 Late Fee And 5% Interest Every Month Thereafter

### DIRECT ALL INQUIRIES TO:

Spencer Cain  
618-658-6537  
email: cainsheatingandcooling@yahoo.com

THANK YOU FOR YOUR BUSINESS!

Least Efficient

# CAINS HEATING AND COOLING

## Quote

PO BOX 43  
Vienna, IL 62995  
618-658-6537

DATE April 12, 2024

### CUSTOMER

City of Vienna - Depot  
298 E. Vine St.  
Vienna, IL 62995

Phone: 618-658-5161

DESCRIPTION	UNIT PRICE	AMOUNT
Bryant 4 ton 15 Seer Single Stage Legacy Series Heat Pump, 10 yr parts and 1 yr labor		
Bryant 4 ton Legacy Series Fan Coil, 10 year parts and 1 year labor		
20 KW Heat Kit		
Disconnect, T6 2H/2C Tstat, Whip, Pad, Safety Switch		
Drain Line & Fittings		
20x25x5 Filter Housing and Filter		
Ductwork Transitions		
Labor to install heat pump and fan coil		
<b>*** Quote Expires 30 days from the date at the top</b>		
<b>Subtotal</b>		<b>\$10,450.00</b>

Payment Due Upon Completion of Services: Any Invoice Not Paid In Full After 30 Days, will incur a \$25 Late Fee And 5% Interest Every Month Thereafter

### DIRECT ALL INQUIRIES TO:

Spencer Cain  
618-658-6537  
email: cainsheatingandcooling@yahoo.com

THANK YOU FOR YOUR BUSINESS!

City of Vienna  
P.O. Box 1442  
Vienna, IL 62995-1442

Invoice number      MARIL000042  
Date                      04/02/2024

Project      21051 - 2021 Water Improvements

Statement of charges for Clarida & Ziegler Engineering design services through 12/31/2022.

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	<u>Amount</u>	
<b>Design</b>		
Contract Amount	462,000.00	
Percent Complete	20.30%	
Prior Billed	0.00	
Total Billed	93,786.00	
		Current Billed
		Total
		<u>93,786.00</u>
		<u>93,786.00</u>

Invoice total 93,786.00

Approved by: W. Jim Jim