

**Public Hearing
August 7, 2024 at 5:30 PM
At the Magnus Conference Hall
Business Development District (BDD) No. 1**

**City Board Meeting Agenda
City of St. Elmo
August 7, 2024 - 6:00 p.m.
At the Magnus Conference Hall**

Order of Business

Call to Order

Roll Call

Pledge of Allegiance

Approval of Board Minutes

Approval of Treasurer's Report

Visitors:

Reports and Communications from the Mayor and Other City Officers:

- Citizen of the Year

Reports of Standing Committees:

Chairman Report of Parks, Local Improvements & Zoning, Bob Wells

- Sale of 2 lots at 215 N. Locust St. (Minimum bid)
- OSLAD Grant

Chairman Report of Public Safety, James D. Russell

- Personnel Hiring full & part time officers
- Axon

Chairman Report of Finance, Kenneth Gammon

- Quarterly Investment Policy Report

Chairman Report of Public Works, Peg McKinney

- Sale of ¾ ton truck and snow plow
- Fuel Storage tank bid

Communications, Petitions, Resolutions, Orders and Ordinances:

- An Ordinance Designating And Approving The St. Elmo Business Development District No. 1 And Imposing A Retailers' Occupation Tax, A Service Occupation Tax, And A Hotel Operators' Occupation Tax Within St. Elmo Business Development District No. 1
- An Ordinance Approving And Authorizing The Execution Of A First Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Mitchco, Inc.
- An Ordinance Approving And Authorizing The Execution Of A Second Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Post Oak Properties, LLC
- An Ordinance amending Chapter 21 Civil Law Violation of Cannabis and Drug Paraphernalia

Unfinished Business:

New Business:

Executive Session:

Adjourn or Recess:

CE-25-21P04181 RCVD

NOTICE OF PUBLIC HEARING

CITY OF ST. ELMO, FAYETTE COUNTY, ILLINOIS BUSINESS DEVELOPMENT DISTRICT (BDD) NO. 1

The City of St. Elmo, Fayette County, Illinois, an Illinois Municipal Corporation, hereby gives Notice of a Public Hearing to be held at **5:30 pm, Central Time, on August 7, 2024, at the Magnus Conference Center, 110 W. 4th St., St. Elmo, Illinois**, to consider its proposed approval of the St. Elmo Business Development District No.1 Redevelopment Plan and the designation of the proposed Business District Redevelopment Area.

At the hearing, any interested person may file a written objection with the City Clerk and may be heard orally with respect to any matters embodied in this Notice. The City shall hear and determine all alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the City of land or rights in land owned by the City and located within the proposed Business District Redevelopment Area, including all protests and objections at the Public Hearing. The City invites any person to submit written comments, alternate proposals, or bids at or before the date of the Public Hearing to the City at the following address: City of St. Elmo, City Clerk, 411 N. Main Street, St. Elmo, Illinois 62458. A summary of the proposed Business Development District Redevelopment Plan and Area and a Boundary Map and Boundary Description of the proposed Redevelopment Area are presented below.

The proposed Redevelopment Plan and Area comply with the provisions of the "Business District Development and Redevelopment Act" (65 ILCS 5/11-74.3 *et. seq.*). For further information, please contact City Hall at (618) 829-3319.

AGENDA:

1. Convene Public Hearing.
2. Advise on City's intent to approve a Business District Redevelopment Plan and designate a Business District Redevelopment Area.
3. Receive Public Comment.
4. Adjourn

Public Hearing
August 7, 2024 at 5:30 PM
At the Magnus Conference Hall
Business Development District (BDD) No. 1

City Board Meeting Minutes
City of St. Elmo
August 7, 2024 - 6:00 p.m.
At the Magnus Conference Hall

The City Council met in regular session Wednesday, August 7, 2024 at 6:01 p.m. at the Magnus Conference Room with the following City Officials present: Mayor Kimberly Baron, Alderman Sandra Mace, Fred Wagner, Robert Wells, JD Russell, and Kenneth Gammon. Absent was Peg McKinney. Also present was Treasurer Mary Magnus, Chief of Police Jeremy Scruggs, and Clerk Kim Karnes.

Pledge of Allegiance

Approval of Board Minutes

Motion #1) Moved by JD Russell and seconded by Kenneth Gammon to approve the July 3, 2024 Board Meeting minutes.

Ayes: Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell

Absent: Peg McKinney

Approval of Treasurer's Report

Motion #2) Moved by JD Russell and seconded by Kenneth Gammon to approve the July 2024 Treasurer's Report and to pay the bills.

Ayes: Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells

Absent: Peg McKinney

Visitors: Skip and Henrietta Heaton, Betty Rhodes, Glenda Bartels, Daryl Calvert, Mitch Hardiek from Milano & Grunloh, Ernie Myers

Reports and Communications from the Mayor and Other City Officers:

- Citizen of the Year

Reports of Standing Committees:

Chairman Report of Parks, Local Improvements & Zoning, Bob Wells

- Sale of 2 lots at 215 N. Locust St. (Minimum bid)

Motion #3) Moved by Bob Wells and seconded by Fred Wagner to approving selling the 2 lots at 215 N. Locust Street and set the minimum bid for \$4,000.

Ayes: Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner

Absent: Peg McKinney

- OSLAD Grant -- Applying for grant for Deken Park

Chairman Report of Public Safety, James D. Russell

- Personnel Hiring full & part time officers
- Axon

Motion #4) Moved by JD Russell and seconded by Kenneth Gammon to approve the purchase of the Axon License and software for 42 months in the amount of \$668.64.

Ayes: Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner, Sandra Mace

Absent: Peg McKinney

Chairman Report of Finance, Kenneth Gammon

- Quarterly Investment Policy Report

Motion #5) Moved by Kenneth Gammon and seconded by Fred Wagner to approve the Quarterly Investment Policy Report for April, May and June 2024.

Ayes: JD Russell, Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon

Absent: Peg McKinney

Chairman Report of Public Works, Peg McKinney

- Sale of ¾ ton truck and snow plow

Motion #6) Moved by JD Russell and seconded by Kenneth Gammon to approving selling the ¾ ton truck and snow plow.

Ayes: Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell

Absent: Peg McKinney

- Fuel Storage tank bid

Motion #7) Moved by Fred Wagner and seconded by Kenneth Gammon to approve the purchase of a 300 gallon overhead tank package unit in the amount of \$1730.00.

Ayes: Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells

Absent: Peg McKinney

Communications, Petitions, Resolutions, Orders and Ordinances:

- An Ordinance Designating And Approving The St. Elmo Business Development District No. 1 And Imposing A Retailers' Occupation Tax, A Service Occupation Tax, And A Hotel Operators' Occupation Tax Within St. Elmo Business Development District No. 1

Motion #) Moved by JD Russell and seconded by Fred Wagner to pass **Ordinance No. 1094, "An Ordinance Designating And Approving The St. Elmo Business Development District No. 1 And Imposing A Retailers' Occupation Tax, A Service Occupation Tax, And A Hotel Operators' Occupation Tax Within St. Elmo Business Development District No. 1"**

Ayes: Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner

Absent: Peg McKinney

- An Ordinance Approving And Authorizing The Execution Of A First Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Mitchco, Inc.

Motion #9) Moved by JD Russell and seconded by Fred Wagner to pass **Ordinance No. 1095, "An Ordinance Approving And Authorizing The Execution Of A First Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Mitchco, Inc."**

Ayes: Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner, Sandra Mace

Absent: Peg McKinney

- An Ordinance Approving And Authorizing The Execution Of A Second Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Post Oak Properties, LLC

Motion #10) Moved by JD Russell and seconded by Fred Wagner to pass **Ordinance No. 1096, "An Ordinance Approving And Authorizing The Execution Of A Second Amendment To The TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Post Oak Properties, LLC"**

Ayes: JD Russell, Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon

Absent: Peg McKinney

- An Ordinance amending Chapter 21 Civil Law Violation of Cannabis and Drug Paraphernalia-**Tabled**

Unfinished Business:

New Business:

Executive Session:

Motion #11) Moved by JD Russell and seconded by Fred Wagner to move into Executive Session for the purpose of Personnel in accordance with the Open Meetings Act, Section 2 c (1 6:59 p.m. with Chief Scruggs and Mary Magnus present.

Ayes: Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell

Absent: Peg McKinney

Motion #12) Moved by JD Russell and seconded by Kenneth Gammon to adjourn from Executive Session at 7:19 p.m.

Ayes: Fred Wagner, Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells

Absent: Peg McKinney

Motion #13) Moved by JD Russell and seconded by Kenneth Gammon to approve hiring Dwayne Sheffield as a full time police officer at \$19.00 per hour plus \$5,000 sign-on bonus.

Ayes: Sandra Mace, Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner

Absent: Peg McKinney

Motion #14) Moved by JD Russell and seconded by Kenneth Gammon to approve hiring Oscar Serrato as a part time police officer at \$18.00 per hour.

Ayes: Kenneth Gammon, JD Russell, Bob Wells, Fred Wagner, Sandra Mace

Absent: Peg McKinney

Adjourn or Recess:

Motion #15) Moved by JD Russell and seconded by Kenneth Gammon to adjourn the meeting at 7:22 p.m.

Ayes: JD Russell, Bob Wells, Fred Wagner, Sandra Mace, Kenneth Gammon

Absent: Peg McKinney

Kim Karnes, City Clerk