

**City Board Meeting Agenda  
City of St. Elmo  
December 4, 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:** Deb Frailey, Pattillo Property

**Reports and Communications from the Mayor and Other City Officers:**

- 2025 Annual Board Meetings Calendar

**Reports of Standing Committees:**

Chairman Report of Public Works, Peg McKinney

- Conagra lift station repairs

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

Chairman Report of Public Safety, James D. Russell

- Neighborhood watch training
- Resignation – K Worker
- Personnel hiring

Chairman Report of Finance, Kenneth Gammon

**Communications, Petitions, Resolutions, Orders and Ordinances:**

- Tax Levy Ordinance
- An Ordinance amending the Zoning Ordinance to rezone property at 112 East Fourth Street from General Business District, B-1 to General Residential, R-1, within the City Limits of the City of St. Elmo, Fayette County.
- An Ordinance Approving And Authorizing The Execution Of A TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Scott Freeman

**Unfinished Business:**

**New Business:**

**Executive Session:**

**Adjourn or Recess:**

**City Board Meeting Minutes  
City of St. Elmo  
December 4, 2024 - 6:00 p.m.  
At the Magnus Conference Hall**

The City Council met in regular session Wednesday December 4, 2024 at 6:03 p.m. at the Magnus Conference Room with the following City Officials present: Mayor Kimberly Baron, Alderman Sandra Mace, Fred Wagner, Robert Wells, Peg McKinney, JD Russell and Kenneth Gammon. Also present was Treasurer Mary Magnus, Chief of Police Jeremy Scruggs, Public Works Supt. Josh Ledbetter and Clerk Kim Karnes.

**Pledge of Allegiance**

**Approval of Board Minutes**

Motion #1) Moved by JD Russell and seconded by Fred Wagner to approve the November 6, 2024 Board Meeting minutes.

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

**Approval of Treasurer's Report**

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

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

**Visitors:** Deb Frailey-Pattillo Property, Gurpreet (Dimples) Kaur, Stefanie Putnam, Cheyenne Brown. Deb Frailey-would like the board to consider re-zoning the Pattillo Property from commercial to residential zoning. Gurpreet (Dimples) Kaur- was wanting to know how she can pay the money that she owes when her business (grocery store) is closed. If she re-opens, she doesn't think that she will have many people to support the business. She is also trying to sell the grocery store for \$350,000. Per her agreement with the city, she was supposed to be open, and the board set a two-week deadline for her to re-open. Stefanie-has someone that will be subleasing the upstairs of her business. He will also have his own business of restoring furniture. Cheyenne - found someone (Kristopher Lipe) to provide neighborhood watch training.

**Reports and Communications from the Mayor and Other City Officers:**

- 2025 Annual Board Meetings Calendar

Motion #3) Moved by JD Russell and seconded by Peg McKinney to approve the 2025 Annual Board Meetings Calendar.

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

**Reports of Standing Committees:**

Chairman Report of Public Works, Peg McKinney

- Conagra lift station repairs

Motion #4) Moved by Peg McKinney and seconded by Kenneth Gammon to approve the proposal for the Conagra Lift Station from Vandevanter Engineering in the amount of \$34,082.67.

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

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

Chairman Report of Public Safety, James D. Russell

- Neighborhood watch training
- Resignation – K Worker

Motion #5) Moved by JD Russell and seconded by Kenneth Gammon to approve the resignation of Kaelyb Worker and forgive the remainder of his contract.

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

- Personnel hiring

Motion #6) Moved by Fred Wagner and seconded by Kenneth Gammon to approve hiring Joel Deters as Full-Time Police Officer at the rate of \$19.00 per hour.

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

Chairman Report of Finance, Kenneth Gammon

**Communications, Petitions, Resolutions, Orders and Ordinances:**

- Tax Levy Ordinance

Motion #7) Moved by JD Russell and seconded by Kenneth Gammon to pass **Ordinance No. 1100 “Tax Levy Ordinance.”**

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

- An Ordinance amending the Zoning Ordinance to rezone property at 112 East Fourth Street from General Business District, B-1 to General Residential, R-1, within the City Limits of the City of St. Elmo, Fayette County.

Motion #8) Moved by Fred Wagner and seconded by Bob Wells to pass **Ordinance No. 1101, “An Ordinance amending the Zoning Ordinance to rezone property at 112 East Fourth Street from General Business District, B-1 to General Residential, R-1, within the City Limits of the City of St. Elmo, Fayette County.”**

Ayes: Fred Wagner, Kenneth Gammon, Bob Wells

Nays: Sandra Mace, Peg McKinney, JD Russell, Mayor Kim Baron

**Did not pass**

- An Ordinance Approving And Authorizing The Execution Of A TIF Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Scott Freeman

Motion #9) Moved by JD Russell and seconded by Kenneth Gammon to pass **Ordinance No. 1101, “An Ordinance Approving And Authorizing The Execution Of A TIF**

**Redevelopment Agreement By And Between The City Of St. Elmo, Fayette County, Illinois And Scott Freeman” and approve Small Town Treats lease of the upstairs to Scott Freeman.**

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

***Correction Abstain Peg McKinney***

**Unfinished Business:**

**New Business:**

**Executive Session:** Personnel in accordance with the Open Meetings Act, Section 2 c (1

**Adjourn or Recess:**

Motion #10) Moved by JD Russell and seconded by Fred Wagner to adjourn the meeting at 7:24 p.m.

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

---

Kim Karnes, City Clerk