

Minutes
Committee of the Whole City Council Meeting
February 28, 2022

CALL TO ORDER - ROLL CALL

The City Council Committee of the Whole of the City of Villa Grove met in regular session on **Monday, February 28, 2022** in Council Chambers. Mayor Eversole-Gunter called the meeting to order at 6:00 p.m. Roll call found the following members present: Alderman Johnson, Garrett, Hooker, and Pangburn. Aldermen Blaney and Cheely were absent. City Administrator Athey, Clerk Osborne, PW Director Lake, PD Director Rea were also present. Others present were City Attorney Marc Miller, TIF Attorney Joseph Chamley, and Dave Pistorius from First Midstate Inc. Council followed all COVID 19 protocols for social distancing.

PLEDGE OF ALLEGIANCE - The Mayor stood and led all attendees in The Pledge of Allegiance.

PUBLIC COMMENTS - City Attorney Marc Miller was present and updated on the progress of the Utility Sale-we have a signed agreement from both sides and it has been sent to the Illinois Commerce Commission for their approval, which will take a few months. He is very hopeful we will have an early Fall 22 closing.

CITY ADMINISTRATOR REPORT - Jacki Athey reports that budget preparation is ongoing and next week the department heads will receive information for planning. We will hold a budget meeting later in March. Still waiting on a confirmation from the garbage contractor on Clean Up Days date.

OTHER REPORTS - Public Works: The air scrubber is still waiting to have the installation completed. There are also some systems that are still not working from the lightning strike in December, so we will follow up with them and give a deadline for completion. There is a tree on Wilson Street that has to come down ASAP. Council gave consensus to proceed with Owen's Tree Service.

BUSINESS

1. **Potential financing options for Community Center** - Dave Pistorius from First Midstate Inc. was here to tell us about options for financing the Community Building project. His company is an investment banking firm located in Central Illinois that specializes in municipal bond issues. He left us a full packet with complete descriptions of options. Summary of options as follows:
 - Option 1: General Obligation Bonds Referendum Property Tax-this requires referendum-our next date would be June 28, 2022 (with ordinance passed by April 11) for a tax levy
 - Option 2: General Obligation Bonds-Non-Referendum Property Tax-another new tax
 - Option 3: Revenue Bonds-this is rarely done due to higher interest rates
 - Option 4: Alternate Revenue Source Bonds (alternate bonds)-certain steps to be taken for this-Ordinance for Alternate Bonds can issue without referendum; must have sufficient revenue to cover this; city must pledge to use the indicated revenues for the payment of the Bonds. This is a 3-4-month process.
 - Option 5: Debt Certificate-No taxes are raised. A bit simpler to do no hearing or referendums. Must have funds in a dedicated account. More local control over the investment and disbursement of funds.
 - Option 6: General Obligation Unlimited-Levy Debt Certificates-installment

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contract to pay back bonds up to 20 years. Requires tax levy and referendum, possibly.

- 2. Meet TIF Attorney Joseph Chamley; status of ongoing redevelopment agreements** - Joseph Chamley has taken over the TIF area from Ken Beth, who has retired. Discussion of TIF issues we have at this time:

Issue 1 is trying to determine how to proceed with road build in Pheasant Pointe. He said we would have to have the final recorded plat to determine who is responsible for putting in the road and improvements. Other options are negotiating with the landowner, and also eminent domain for the land.

Issue 2 for TIF: action on the TIF demo agreement for clean-up of the site and for finishing out the side of the building facade on the south side. Speak with owners for action and negotiating how to accomplish the completion.

One other item Attorney Chamley brought to our attention is that with the bond process discussed earlier, we need to be certain that any vendor is 'bank qualified' for funding if we have to borrow money. We will also need Bond Counsel to perform the Debt Bond legal process; he gave a recommendation to Administrator Athey.

- 3. Attendance to Spring ITIA (TIF) Conference** - consensus is no on attending.
4. Attendance to IMTA Annual Conference in June (FY23)
5. Review 2021 Statement of Economic Interest Form submission - reviewed new areas of the forms.
6. Other items brought before the Council - No other items were discussed.

CLOSED SESSION: Alderman Hooker motioned to go into Closed Session at 8:09 pm according to the Open Meetings act Section2(c)(1) of 5 ILCS/120/2 Exceptions to the Open Meetings Act for the limited purpose of discussion of appointment, employment, compensation, discipline, performance or dismissal of specific employees. There will be no further action taken after returning to the Open session. Alderman Garrett seconded the motion. Roll Call: Johnson, yea, Garrett, yea, Pangburn, yea, Hooker, yea. Motion approved.

Return from Closed session to open session was at 8:23 pm.

ADJOURNMENT - With no further business, Alderman Pangburn motioned to adjourn the meeting at 8:24 p.m. Alderman Hooker seconded the motion. Roll Call: Johnson, yea, Garrett, yea, Pangburn, yea, Hooker, yea. Motion approved.

Respectfully submitted,

Michelle L. Osborne

Michelle L. Osborne, City Clerk

XC: Mayor and City Council; Building Inspector; Department Heads; File