

**CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th Street
March 4, 2026
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 February 18, 2026 Meeting Minutes
- Approval of the Warrant

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

#4-5: 2026 Zoning Map

4. Authorization and Approval of Zoning Board Recommendation per 02-23-26 meeting to review and approve the proposed zoning map reflecting zoning changes made in 2025.
(Approve/Disapprove)

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

5. Authorization and Approval of **Ordinance 26-01**, An ordinance Approving the 2026 Zoning District Map for the City of Vienna, IL

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

6. Authorization and Approval of **Resolution 26-03**, A Resolution Authorizing the Execution of an Amendment to its Gas Supply Agreement with PEFA, Inc in Connection with the reset of the available discount in PEFA, Inc.'s Gas Prepayment Project; Approving the Issuance of Bonds by PEFA, Inc; and Related Matters

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

7. Authorization and Approval to purchase (up to) \$1,000.00 of gravel to complete work on parking lot reclamation project on West Vine (General Funds)

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

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

Josef Huckelberry- Comment on 2/18 disturbance at city 4-way

9. **ELECTED/APPOINTED OFFICIALS**

- Aleatha Wright, City Clerk
- Justin Hartline, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council
- Steve Penrod, Mayor

10. **Adjournment:**

POSTED: 03-02-26

BY: A. Wright

ORDINANCE NO. 26-01

THE CITY OF VIENNA, ILLINOIS

AN ORDINANCE APPROVING THE 2026 ZONING DISTRICT MAP FOR THE CITY OF VIENNA, ILLINOIS

WHEREAS, (65 ILCS 5/11-13-19) requires municipalities to publish an official zoning map by March 31 of each year; and

WHEREAS, attached as **Exhibit A** is the Zoning District Map that was accurate as of February 23, 2026, as approved and recommended by the Zoning Board of Appeals and after notice and public hearing before said Board on February 23, 2026; and,

WHEREAS, the Mayor and the City Council of the City of Vienna, Illinois wishes to adopt the Zoning District Map in **Exhibit A** as it's official zoning map

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Vienna as follows:

Section 1. Recitals. The above recitals are incorporated herein by this reference as if specifically stated in full.

Section 2. Adoption of Zoning District Map. The Zoning District Map attached hereto as Exhibit A is hereby adopted as the official zoning map for the City of Vienna, Illinois.

Section 3. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provision of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City of Vienna, Illinois prior to the effective date of this ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

So Ordained this ____ **day of March, 2026**, at City of Vienna, Johnson County, Illinois

Pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by the City Council of the City of Vienna, Illinois this _____ **day of March, 2026.**

Mayor, Steve Penrod

ATTEST:

City Clerk, Aleatha Wright

STATE OF ILLINOIS)
) SS.
COUNTY OF JOHNSON)

CERTIFICATE

I, Aleatha Wright, Clerk of the City of Vienna, Johnson County, Illinois, do hereby certify that I am the legal custodian of the records and ordinances of the City of Vienna, Illinois.

I, further certify that the foregoing is a true and complete copy of **Ordinance 26-01** of said City of Vienna, being an Ordinance Approving the 2026 Zoning District Map for the City of Vienna, Illinois fully passed and approved by the City Council of said City of Vienna at a meeting held on March 4, 2026; That said Ordinance shall become effective after its passage, approval, and publication, as Required by law.

Copies of such Ordinance were posted in the City Hall building and city website, **www.cityofviennail.net** commencing on March 4, 2026 and also available for public inspection upon request in the Office of the Municipal Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the

Corporate seal of said City of Vienna this _____ day of March, 2026. Aleatha Wright, Clerk
For the City of Vienna, IL.

City Clerk, Aleatha Wright

(Corporate Seal)

Exhibit A
Zoning District Map

Council Member _____ introduced the following Resolution and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 26-03

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO ITS GAS SUPPLY AGREEMENT WITH PEFA, INC IN CONNECTION WITH THE RESET OF THE AVAILABLE DISCOUNT IN PEFA, INC.'S GAS PREPAYMENT PROJECT; APPROVING THE ISSUANCE OF BONDS BY PEFA, INC.; AND RELATED MATTERS

WHEREAS, PEFA, Inc. has acquired long-term natural gas supplies from Aron Gas Prepay 1, LLC ("Prepay Supplier"), pursuant to a Prepaid Natural Gas Sales Agreement (the "Prepaid Agreement"), dated as of May 22, 2019, for resale to those public gas distribution systems that elected to contract with PEFA, Inc. for a portion of the gas purchased from Prepay Supplier (the "Prepaid Project"); and

WHEREAS, in order to fund the prepayment of gas supplies in connection with the Prepaid Project, PEFA, Inc. issued its Gas Project Revenue Bonds, Series 2019 (the "Series 2019 Bonds"); and

WHEREAS, the gas utility of the City of Vienna, State of Illinois ("Gas Purchaser") and PEFA, Inc. are parties to that certain Gas Supply Agreement dated as of May 1, 2019 (the "Supply Agreement") providing for the sale and purchase of gas supplies from the Prepaid Project, and capitalized terms used and not defined in this resolution shall have the meanings assigned to them in the Supply Agreement; and

WHEREAS, the Supply Agreement provides for the periodic re-calculation of the Available Discount for Reset Periods subsequent to the Initial Discount Period pursuant to procedures and parameters set forth in a Re-Pricing Agreement between PEFA, Inc. and Prepay

Supplier; and

WHEREAS, the Initial Discount Period expires on July 31, 2026 and pursuant to the Re-Pricing Agreement the amount of the Available Discount and the length of the Reset Period during which the Available Discount will be in effect will be determined; and

WHEREAS, PEFA, Inc. is in discussions with Prepay Supplier in connection with the optimal approach to structuring the refunding of the Series 2019 Bonds with the issuance of PEFA, Inc.'s Series 2026 Bonds (the "Series 2026 Bonds") and is considering different options which affect the Available Discount for the Reset Period, including different options for the term, volumes, and discount to be available during the Reset Period; and

WHEREAS, certain of those options may require an amendment to the Supply Agreement, while others may not;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council, the governing body of the gas utility of the City of Vienna, State of Illinois (the "Governing Body"), as follows:

SECTION 1: The Mayor (the "Authorized Officer") is hereby authorized to (a) respond to all notices provided by PEFA, Inc. with respect to the estimated Available Discount and the final Available Discount for the upcoming Reset Period, (b) accept an Available Discount for the next Reset Period that is less than the Minimum Discount specified in the Supply Agreement; and (c) enter into an amendment to the Supply Agreement between Gas Purchaser and PEFA, Inc., if necessary and appropriate, to reflect such changes to the Supply Agreement as shall be necessary or desirable in structuring the best resolution of the Reset Period options that may be available to PEFA, Inc. under the Re-Pricing Agreement, including, without limitation, (i) an extension to the Delivery Period specified in the Supply Agreement; and (ii) a reduction or increase to the volume of gas purchased from PEFA, Inc. under the Supply Agreement subject to federal tax requirements.

SECTION 2: The amendment to the Supply Agreement shall be substantially in the form attached hereto as Exhibit A (the "Amendment"), which such form is hereby approved, to include such completions, deletions, insertions, revisions, and other changes as may be approved by the Authorized Officer executing same with the advice of counsel, their execution to constitute conclusive evidence of their approval of any such changes.

SECTION 3: The Governing Body approves the Prepaid Project undertaken by PEFA, Inc. and the portion of the Series 2026 Bonds issued by PEFA, Inc. on behalf of the Gas Purchaser, and consents to the pledge of all of PEFA, Inc.'s right, title and interest under the Supply Agreement, including the right to receive performance by Gas Purchaser of its obligations thereunder, to secure the payment of principal of and interest on the Series 2026 Bonds.

SECTION 4: The officers and employees of Gas Purchaser, as well as any other agent or representative of Gas Purchaser (including, without limitation, Utility Gas Management),

are hereby authorized and directed to cooperate with and provide PEFA, Inc., the underwriters of the Series 2026 Bonds, and their agents and representatives with such information relating to Gas Purchaser as is necessary for use in the preparation and distribution of a preliminary official statement or other disclosure document used in connection with the sale of the Series 2026 Bonds. After the Series 2026 Bonds have been sold, any officer or employee of Gas Purchaser, or any agent or representative designated by Gas Purchaser, shall make such completions, deletions, insertions, revisions, and other changes in the preliminary official statement relating to Gas Purchaser not inconsistent with this Resolution as are necessary or desirable to complete it as a final official statement for purposes of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). The Governing Body hereby covenants and agrees that Gas Purchaser will cooperate with PEFA, Inc. in the discharge of PEFA, Inc.'s obligations to provide annual financial and operating information and notification as to material events with respect to Gas Purchaser as may be required by the Rule. Any officer or any employee of Gas Purchaser, or such other agent or representative of Gas Purchaser as shall be appropriate (including, without limitation, Utility Gas Management), is hereby authorized and directed to provide such information as shall be required for such compliance, and such officer or employee may execute a continuing disclosure agreement with respect to the provision of such information if requested to do so by the underwriters of the Series 2026 Bonds.

SECTION 5: The Series 2026 Bonds are not obligations of Gas Purchaser but are special limited obligations of PEFA, Inc. payable solely from the revenues and receipts pledged by PEFA, Inc. under the Indenture, including the revenues and receipts arising from the sale of gas to Project Participants. By consenting to the pledge of the Supply Agreement and agreeing to provide information for inclusion in the official statement, Gas Purchaser is not incurring any financial liability with respect to the Series 2026 Bonds. The principal, redemption price and purchase price (to the extent payable by PEFA, Inc. upon tender for purchase in accordance with the provisions of the financing documents authorizing issuance of the Series 2026 Bonds, or any loan agreement, trust agreement or other agreements of PEFA, Inc. required thereby (the "Financing Documents")) of the Series 2026 Bonds and the interest thereon, shall be payable solely from, and secured solely by, the revenues, funds and other assets of PEFA, Inc. pledged therefor under the applicable Financing Documents and shall not constitute a special or general obligation of the Gas Purchaser or the City, or a charge against the general credit or other funds of the Gas Purchaser or the City. The Series 2026 Bonds shall not be secured by a legal or equitable pledge of, or lien or charge upon or security interest in, any property of the Gas Purchaser or the City or any of its income or receipts. Neither the faith and credit nor the taxing power of the State of Illinois (the "State") or the Gas Purchaser or the City or any other public agency shall be pledged to the payment of the principal, redemption price or purchase price of, or the interest on, the Series 2026 Bonds. The issuance by PEFA, Inc. of the Series 2026 Bonds shall not directly, indirectly or contingently obligate the State, the Gas Purchaser or the City or any other public agency, to levy or pledge any form of taxation or to make any appropriation for the payment of the Series 2026 Bonds. The payment of the principal, redemption price or purchase price of, or interest on, the Series 2026 Bonds shall not constitute a debt, liability or obligation of the State, the Gas Purchaser

or the City, or any other public agency.

SECTION 6. The Governing Body understands and agrees that Ahlers & Cooney, P.C, represents the Agency and PEFA, Inc., in connection with the Agency Agreement, the Supply Agreement, the Series 2026 Bonds, and associated documents and transactions, and, hereby consents to such representation and to the extent such representation might be an actual, potential, or perceived conflict of interest, the Governing Body waives any such conflict and consents to said representation.

SECTION 7: The Authorized Officer is hereby authorized to execute any such other closing documents or certificates which may be required or contemplated in connection with the execution and delivery of the Amendment to the Supply Agreement or the establishment of a new Reset Period for the Prepaid Project.

SECTION 8: This Resolution shall take effect immediately upon its adoption and shall be effective for all decisions that may be made for the upcoming Reset Period under the Supply Agreement between Gas Purchaser and PEFA, Inc., and for the finalization of any amendments to the Supply Agreement in order to effectuate the refunding of PEFA, Inc.'s Series 2019 Bonds.

SECTION 9: If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 10: All other resolutions or orders, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed and this Resolution shall be in immediate effect from and after its adoption.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

(SEAL)

