



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JULY 28, 2014, AT 7:00 P.M.**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Modglin. The Pledge of Allegiance was recited. Those present were: Commissioners Lindley, Hartke, Mayor Modglin and City Clerk Evans. Commissioner Groves arrived at 7:40 p.m., and Commissioner Kepp was absent. Others present were Treasurer Diana Foor, Superintendent Tom Helm, Joyce Baker, Robert Kearney, Kerry Fearn, Anne Lewis, Matt Greider, Nancy Lawson, and Sarah Greider.

MINUTES

Commissioner Lindley made a motion to approve the regular and executive session minutes from July 14, 2014. The motion was seconded by Commissioner Hartke. Ayes, Commissioners Lindley, Hartke, and Mayor Modglin. Nays, none. Motion carried. 3-0.

PUBLIC AFFAIRS, MAYOR MODGLIN

PROCLAMATION HONORING NANCY LAWSON

Mayor Modglin told those in attendance that the Neoga City Council would like to honor Nancy Lawson on her retirement as the editor for the Neoga News. Mayor Modglin proceeded to read the proclamation. Ms. Lawson accepted her plaque and thanked everyone for all their support throughout the years as the editor.

SELLING PRICE OF LOT #2 IN INDUSTRIAL PARK

Mayor Modglin told the Council that they need to decide if they want to enter into an agreement to sell Lot #2 at the Industrial Park, and if so they had to set a price for the property. Evans reminded the Council that there are only two ways to sell the property; one is by sealed bids and the other is setting a price of at least 80% of the appraised value. It was decided to move into executive session.

EXECUTIVE SESSION

Commissioner Hartke made a motion to move into executive session for Sale or Lease of Real Estate Section 2(c) (6) – Limited to actual setting of price for sale or lease of public property at 7:12 p.m. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Hartke, Lindley, and Mayor Modglin. Nays, none. Motion carried. 3-0.

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RECONVENED AND ROLL CALL

The meeting was reconvened at 7:15 p.m. on a motion from Commissioner Hartke. The motion was seconded by Commissioner Lindley. Those present for roll call were: Commissioners Hartke, Lindley, and Mayor Modglin.

Mayor Modglin asked for a motion to sell Lot #2 at the Industrial Park. Commissioner Lindley said that although he is in favor of economic growth, he believes that the industrial park property should be sold to manufacturing and / or industrial companies, and Mr. Kearney's business does not fall into that category. Commissioner Lindley made a motion to decline entering into an agreement to sell Lot #2 of the Industrial Park. The motion was seconded by Commissioner Hartke. Ayes, Commissioner Lindley, Hartke, and Mayor Modglin. Nays, none. Motion carried. 3-0. Mr. Kearney asked the Council if there are plans to change the zoning to allow additional businesses in Neoga. Mayor Modglin said that the zoning map has been under review, and currently the City is looking at rezoning multiply areas.

RESOLUTION 10-07-14 A Resolution Declaring Certain Real Estate Owned by the City as Excess and Directing the Sale of the Real Estate by Sealed Bids

After reviewing the Resolution 10-07-14, Commissioner Hartke made a motion to accept the resolution as presented. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Hartke, Lindley, and Mayor Modglin. Nays, none. Motion carried. 3-0.

RESOLUTION 11-07-14 A Resolution Declaring Certain Real Estate Owned by the City as Excess and Directing the Sale of the Real Estate

After reviewing the Resolution 11-07-14, Commissioner Hartke said that the sale of this property will bring a new insurance business into the community and develop the area. After little discussion, Commissioner Hartke made a motion to accept the resolution to sell the lots as presented. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Hartke, Lindley, and Mayor Modglin. Nays, none. Motion carried. 3-0.

SPRINKLER SYSTEM FOR BRIGHTON CABINETRY

Mayor Modglin told the Council that Plant Manager Tony Creek for Brighton Cabinetry met with him to discuss the expansion of the current building. Creek explained that the company will increase 3 times its current size and add an additional 10-20 employees. Modglin said that Creek has asked for a waiver on the sprinkler requirement. Creek did give the city a letter from their insurance company stating that they would not require the sprinkler system at this time. Superintendent Helm told the council that when he was on the fire department they walked through the plant. At that time it was very clean and organized, and the air filtering system worked extremely well. After a lengthy discussion, Commissioner Hartke made a motion to waive the required sprinkler system. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Hartke, Lindley, and Mayor Modglin. Nays, none. Motion carried. 3-0.

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BUILDING PERMIT FOR BRIGHTON CABINETRY

Brighton Cabinetry has asked that the building permit be waived on the new expansion that they are building. According to Evans, Building Inspector Jeff Morrison said that the permit fee would be \$4,115. After little discussion, Commissioner Lindley made the motion to waive the building permit fee. The motion was seconded by Commissioner Hartke. Ayes, Commissioner Lindley, Hartke, and Mayor Modglin. Nays, none. Motion carried. 3-0.

PURCHASE OF NEW LAPTOP

City Clerk Evans told the council that the new Peace Corps Fellow will start working in September, and an office area needed to be set up to accommodate him. Evans gave the Council a quote for a new lap top, and after a brief discussion it was recommended that Evans look for a city owned computer that is not being used for the Peace Corps Fellow to use.

FINANCE, COMMISSIONER HARTKE

BILLS

After reviewing the bill list, Commissioner Lindley made a motion to pay the bills in the amount of \$301,835.58. The motion was seconded by Commissioner Hartke. Ayes, Commissioners Lindley, Hartke, and Mayor Modglin. Nays, none. Motion carried. 3-0.

ORDINANCE #858-07-14 An Ordinance Setting Forth A Budget of Estimated Receipts and Disbursements and Making Appropriations for City Purposes of the City of Neoga, Cumberland County, Illinois, for Fiscal Year 2015 Commencing on May 1, 2014 and Ending on April 30, 2015.

Commissioner Hartke made a motion to accept the appropriation ordinance as presented. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Hartke, Lindley, and Mayor Modglin. Nays, none. Motion carried. 3-0.

PUBLIC PROPERTY, COMMISSIONER LINDLEY

No report was given.

STREETS AND ALLEYS, COMMISSIONER GROVES

535 MAPLE AVENUE DRAINAGE

Mayor Modglin told the council that he received a complaint from the property owner at 535 Maple Avenue regarding the constant standing water in her ditch on Maple Avenue. Modglin said that he spoke with Superintendent Helm, and Helm will be installing a drain along the alley that should eliminate the problem.

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HEALTH AND SAFETY, COMMISSIONER KEPP

No report was given

ADJOURNMENT

Commissioner Groves made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Commissioner Lindley. Ayes, Commissioners Groves, Lindley, Hartke, and Mayor Modglin. Nays, none. Motion carried. 4-0.

Howard W. Modglin, Mayor

Brenda Evans, City Clerk

Date