



**REGULAR COUNCIL MEETING MINUTES OF THE CITY COUNCIL OF
NEOGA HELD IN
CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 533 CHESTNUT
August 2, 2010, AT 7:00 P.M.**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Modglin, and the Pledge of Allegiance was recited. Those present were: Commissioners Kepp, Groves, Lindley, Mayor Modglin, and City Treasurer Foor. Commissioner Varner was absent. Others present were Keith Moran from Moran Economic Development, City Attorney Glenn Braden, and acting superintendent Tom Helm. Marty White arrived at 7:20.

MINUTES

After reviewing the regular session minutes from July 19, 2010, Commissioner Kepp made a motion to approve the minutes as presented. The motion was seconded by Commissioner Lindley. Ayes, Commissioners Kepp, Groves, Lindley and Mayor Modglin. Nays, none. Motion carried. 4-0.

PUBLIC AFFAIRS

TIF DISTRICT

Keith Moran of Moran Economic Development attended the meeting to discuss the resolutions and the ordinance that needs to be passed before the City can move ahead with the TIF district. He explained that there are deadlines that need to be met in the process of establishing the district. He is aiming for a completion date of December 6th. He said he would be in contact with the City on a regular basis during this time.

RESOLUTION 06-08-2010 A RESOLUTION TO ENCOURAGE DEVELOPERS TO PURSUE A PLAN TO DEVELOP AND REDEVELOP AN AREA WITHIN THE CITY OF NEOGA FOR MIXED LAND USES

Mr. Moran stated that passing this resolution was one of the first steps of the TIF District process. It will allow the City to reimburse its general fund with TIF funds. Commissioner Groves made a motion to accept Resolution # 06-08-2010 as presented. Commissioner Kepp seconded the motion. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

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**RESOLUTION 07-08-2010 A RESOLUTION PROVIDING FOR A FEASIBILITY
STUDY ON THE DESIGNATION OF AREAS AS
REDEVELOPMENT PROJECT AREAS**

Mr. Moran explained that this is required as part of the TIF process. The resolution will be mailed to the appropriate taxing districts.

Commissioner Kepp made a motion to accept Resolution 07-08-2010 as presented. Commissioner Groves seconded the motion. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

**ORDINANCE 801-08-10 AN ORDINANCE AUTHORIZING THE
ESTABLISHMENT OF TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES AND ADOPTING
REGISTRATION RULES FOR THESE REGISTRIES**

Mr. Moran said this was also required before proceeding with the TIF district. He advised the Council that this notice must be published in a newspaper.

Commissioner Groves made a motion to accept Ordinance 801-08-10 as presented. Commissioner Kepp seconded the motion. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

**RESOLUTION 08-08-2010 A RESOLUTION AUTHORIZING THE EXECUTION OF
A CONTRACT FOR LEGAL SERVICES WITH
JOHN BARR**

City attorney Glenn Braden explained that this resolution allows Mr. Barr to represent the City on two petitions for tax deed. With little discussion, Commissioner Kepp made a motion to accept Resolution 08-08-2010 as presented. Motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

**ORDINANCE 800-08-10 AN ORDINANCE IMPOSING A SIMPLIFIED
TELECOMMUNICATIONS TAX**

City Attorney Braden explained that this ordinance will allow the City to incur a tax on phone service. This will include cell phones. He explained that the Village of Herrick has this tax in place and is generating between \$2,000 and \$2,500 per month with a 6% tax rate. Altamont receives approximately \$3,400 per month with a 3% tax. Mr. Braden suggested implementing a 6% tax. Even though the council does not want to see a new tax imposed, they feel it is necessary. Mr. Braden stated that this tax is now very common among municipalities. After much discussion, Commissioner Kepp made a motion to accept Ordinance 800-08-10 as presented. Commissioner Lindley seconded the motion. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

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790 LOCUST AVENUE BIDS

Mayor Modglin informed the council that there were no bids on the vacant lot at 790 Locust Avenue. After discussing several options, the council decided there should be no stipulations on building an approved structure on the lot. The City will be responsibility for any fees and back taxes on the property. Commissioner Kepp made a motion to proceed with accepting sealed bids once again with no stipulations. The motion was second by Commissioner Groves. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0

IML CONFERENCE

City Treasurer Foor explained that it will soon be time for the annual Illinois Municipal League Conference in Chicago. The council requested a spreadsheet detailing the expenses of the conference. Foor will present the estimated cost of the conference for 2010 and also include the expense of the 2009 conference. This was tabled until the next meeting.

DUMP TRUCK

Mayor Modglin informed the council that he came across a 2009 dump truck with 16,000 miles on it. He would like to check into getting a firm price on the truck and possibly trade in 2 or 3 city trucks. The council agreed the mayor should get prices. Mayor Modglin will report back at the next meeting.

FINANCE

HEALTH INSURANCE QUOTES

Treasurer Foor explained that it was time to renew the insurance for city employees. City Clerk Evans received quotes from 2 local companies. Personal Care, the current health coverage provider, submitted a quote with an increase of 6%, but after being informed that we were shopping for other bids they agreed to lower the rate by \$250 per month. The new monthly amount will be \$2,725.23. The monthly rates for vision coverage stayed the same, life insurance increased by \$1.00 per employee, and dental increased by \$2.00 per employee. After discussing the options, Commissioner Kepp made a motion to accept the insurance bid with the current carrier and pay 100% of employee insurance costs. The motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

PUBLIC PROPERTY

CEMETERY

City employee Tom Helm presented a quote from Thomas Lawn Service and Repair for seeding the cemetery. Total cost for materials and labor is \$1,125. This will be done in the fall. With little discussion, Commissioner Groves made a motion to accept the bid. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0

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The council reviewed bids on flagpoles and benches for the cemetery. Commissioner Groves made a motion to purchase a 25 foot flagpole for \$1,635.00, 4 curved leg benches at \$700.00 per bench, and install the arch at the entranceway as long as the cost does not exceed \$15,000.00. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

BUY BACK of CEMETERY LOTS

Treasurer Foor explained that the City office has received a request to buy back cemetery lots from an individual. After a brief discussion, it was the consensus of the council to not buy back any lots.

CEMETERY NEGOTIATION TEAM

Discussion concerning the negotiating team was tabled until a future meeting.

STREETS AND ALLEYS

SIDEWALK REPAIRS ON 6TH STREET

The council reviewed a proposal from Hoelscher Concrete Construction, Inc., to remove and replace several areas of curb, gutter, and sidewalk in front of the Christian Church, Split Endz Salon, and Sav-Mor Pharmacy. The total estimate for materials and labor is \$10,549.00. Commissioner Kepp made a motion to proceed with the repairs. The motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0

HEALTH AND SAFETY

APPLIANCE PICKUP

Commissioner Lindley would like to have another appliance pickup soon. He will try to contact Baby Huey's Demolition to schedule the date.

He informed the council he has no updates on the tire collection.

ADJOURNMENT

A motion was made by Commissioner Kepp to adjourn the meeting at 9:27 p.m. The motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 4-0.

Howard W. Modglin, Mayor

Brenda Evans, City Clerk

Date