



**REGULAR COUNCIL MEETING MINUTES OF THE CITY COUNCIL OF
NEOGA HELD IN
CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 533 CHESTNUT
FEBRUARY 22, 2011, 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 Lindley, Kepp, Varner, Groves, Mayor Modglin, and City Clerk Evans. Others present were Larry Johnson from Foth Infrastructure, City Attorney Glenn Braden, Fred Honaker owner of Baby Huey's Demolition, and Esther Viles from Mediacom.

MINUTES

After reviewing the regular session minutes from February 7, 2011, Commissioner Varner made a motion to approve the minutes as presented. The motion was seconded by Commissioner Kepp. Ayes, Commissioners Varner, Groves, Lindley, Kepp and Mayor Modglin. Nays, none. Motion carried. 5-0.

PUBLIC AFFAIRS

TIF UPDATE

City Attorney Glenn Braden updated the Council on the status of the TIF district. Braden reminded the Council that due to the fact some of the original parcels were not inside the corporate limits, they had to amend the ordinance at a previous meeting. Attorney Braden also explained that Westmore Equities, LLC., has not been paying the attorney fees as they agreed to in the contract. Currently, Westmore Equities, LLC., is asking to amend the contract, and according to Attorney Braden, the City of Neoga should not change anything until all bills are paid in full.

FARM GROUND BIDS

Attorney Braden explained to the Council that the bids for the farm ground were opened. The high bidder was Mr. & Mrs. Scott Partlow at \$282 per acre. Braden said that he would have a contract for the Council to pass at the next meeting if they agreed to have Partlow farm the ground. After little conversations, Commissioner Kepp made a motion to have Mr. & Mrs. Partlow farm the ground for the City. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Kepp, Varner, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 5-0.

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FRED HONAKER – BABY HUEY’S

Fred Honaker, owner of Baby Huey’s Demolition, informed the Council that he has started a new sanitation business in addition to his demolition business. Honaker asked the Council if he could receive a sanitation license where he could collect individual trash and recycling. It was the consensus of the council that as long as he paid his fee he could operate in Neoga.

MEDIACOM FRANCHISE EXTENSION

Esther Viles, Senior Manage at Mediacom, explained to the Council that they are currently working without a franchise contract with the city, and they would like to get one signed as soon as possible. Mayor Modglin explained to her that the City of Neoga has been asking for their services to be extended out to the industrial park on RT. #45. Ms. Viles said that she was going to bring the council an estimate on how much it would cost to do that, but she did not have it with her. It was the consensus of the council to have Ms. Viles come back with a proposal for a 5 year contract at a 3% franchise fee.

FINANCE

BILLS

After reviewing the proposed bills, Commissioner Kepp made a motion to pay the bills totaling \$31,412.26. The motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Varner, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 5-0

TREASURER REPORT

After reviewing the treasurer report, Mayor Modglin ordered the financial report to be placed into the files of the City Clerk.

Commissioner Kepp mentioned that he was concerned about East 6th Street between the bank and pharmacy, as well as by the post office. Kepp said that the potholes were in need of repair.

PUBLIC PROPERTY

NEOGA MEMORIAL CEMETERY

City Clerk Evans said that she has not received anything from the Neoga Township regarding the Neoga Memorial Cemetery. It was the consensus of the Council that a meeting would be set for those going who would like to go door to door on Tuesday March 15th, and a public informational meeting on April 7th.

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DISINFECTION EXEMPTION REQUEST

Larry Johnson from Foth Infrastructure explained that Illinois EPA is requiring the City of Neoga to update the waist water treatment plant. According to Johnson, the City can request to exempt out of the requirement. However, it does take some work and testing. After a lengthy discussion, it was the consensus of the Council to proceed with the exemption request.

STREETS AND ALLEYS

No report was given.

HEALTH AND SAFETY

470 LOCUST AVENUE

City Attorney Braden explained that the City could have possession of the property at 470 Locust within six (6) months at a cost of \$3350 plus interest if they choose to do so. After a brief discussion, Commissioner Varner made a motion to proceed with acquiring the 470 Locust property. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Varner, Groves, Lindley, Kepp, and Mayor Modglin. Nays, none. Motion carried. 5-0.

811 SHAFFER AVENUE

City Attorney Braden also brought the council up to date on the property at 811 Shaffer and what steps it would take to acquire it. Braden said that the City would have to pay the back taxes, demolish the structures, and proceed with getting the deed. In all this would cost about \$20,000 and take up to 2 ½ years to complete. After a brief discussion, Commissioner Varner made a motion to proceed with acquiring the property. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Varner, Groves, Lindley, Kepp, and Mayor Modglin. Nays, none. Motion carried. 5-0.

PAY REQUEST FROM BARR AND BARR

The Council reviewed the pay request from Barr and Barr regarding the properties at 470 Locust and 811 Shaffer Avenue. After a brief discussion, Commissioner Varner made a motion to pay the request in the amount of \$900. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Varner, Groves, Lindley, Kepp, and Mayor Modglin. Nays, none. Motion carried. 5-0.

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ADJOURNMENT

A motion was made by Commissioner Kepp to adjourn the meeting at 9:40 p.m. The motion was seconded by Commissioner Lindley. Ayes, Commissioner Kepp, Varner, Groves, Lindley, and Mayor Modglin. Nays, none. Motion carried. 5-0.

Howard W. Modglin, Mayor

Brenda Evans, City Clerk

Date