



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JUNE 27, 2022**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Pro-tem Edwards. The Pledge of Allegiance was recited. Those present were Commissioners Hakman, Helm, and Mayor Pro-tem Edwards. Commissioner Groves and Mayor Hartke were absent. Others present were City Clerk Brenda Evans, Building Inspector Jeff Morrison, Engineer Lee Beckman, Engineer Andrew Ewing, and Neoga News Editor Billie Chambers.

MINUTES

After reviewing the regular session minutes from June 13, 2022, Commissioner Hakman made a motion to approve the minutes as presented. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

PUBLIC AFFAIRS, MAYOR HARTKE

NEOGA COMMUNITY CENTER

Engineer Andrew Ewing, from Upchurch and Associates, presented to the council some renovation ideas and estimates for the Community Center. Mr. Ewing said the asbestos was removed from one of the offices. The contractor was able to give him an estimate of \$39,175 to remove the asbestos tile from the main office areas, foyer area, both east and west bathrooms, as well as the old nurse's office. The contractor is asking to do the work over a 10-weekend time frame. Ewing explained that the building would still be able to be used, but sections of the building would be roped off from people while the removal was being done.

Engineer Ewing also had estimates on the restroom / entry renovations of \$820,425 including the abatement. Ewing said this did not include any replacement of sewer lines or water lines which he said might be a good idea as well. Ewing strongly recommended that the sewer lines be inspected before work began, because the lines are over sixty (60) years old. Commissioner Hakman said that he would like to have a defined plan for the building before spending this much money. City Administrator Evans recommended holding a meeting with local groups and tax districts to discuss the wants and needs of the community in the coming weeks. It was the consensus of the council to hold a meeting before proceeding on.

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Engineer Ewing also presented to the council an estimate for remodeling the police and city buildings. Ewing explained again that the estimates were very rough due to the needs of the building. Ewing said that the two buildings are Morton buildings. The structure of the roof and foundation would determine if it would be cost effective to remodel or completely rebuild. City Administrator Evans said that these buildings are nice but were not built for 100-year use. With the new technology and safety concerns, the buildings would need to be gutted to the studs and rewired, insulated, and drywalled. Evans said it might be a good idea to hold a public hearing to see what the general public wants as well. Ewing said to remodel the police department it would cost approximately \$250,000 and the city building over \$800,000. Ewing estimated a new building to house both the police department and municipal building would be approximately \$2,250,000 - \$2,500,000. Ewing advised it was nothing to jump into without extensive thought.

NEOGA BOOSTER CLUB GOLF SPONSORSHIP

City Administrator Evans explained that the Neoga Booster club was holding their annual golf outing and were looking for sponsorships. Evans explained that the city has donated \$100 for the last three (3) years. After a brief discussion, Commissioner Hakman made a motion to donate \$100 for the golf outing. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

IML ANNUAL CONFERENCE

City Administrator Evans informed the Council that registration for the annual IML conference has opened up for September 15-17, 2022. Evans said the cost to attend the conference is \$310 per person, plus room, travel, and food. After a brief discussion, Commissioner Hakman made a motion to approve Evans and city treasurer Foor to attend the conference. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

ORDINANCE #1040-06-22 An Ordinance Amending Chapter 54 of the Code of Ordinances of the City of Neoga, Illinois (Manufactured Homes and Trailers)

After reviewing the ordinance, Commissioner Hackman said that he would like to review this ordinance a little longer. Hakman said he understood the reason for the ordinance, but 10 years was a little restricted and Neoga needed affordable housing. After a brief discussion, it was the consensus of the council to table until additional council members were present.

RESOLUTION #05-06-22 A Resolution Authorizing the Execution of a Consent and Agreement

City Administrator Evans said Reliant Energy has sold again, and the new name is Shelby County Energy Center, LLC. With the new company the contract for wastewater and electricity needed to be updated. Commissioner Helm made a motion to accept the resolution as presented. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Helm, Hakman, and Mayor Pro-tem Edwards. Nays, none. 3-0.

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FINANCE, COMMISSIONER GROVES

MONTHLY BILLS

After reviewing the bill list, Commissioner Hakman made a motion to pay the monthly bills as presented in the amount of \$209,284.94. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

PUBLIC PROPERTY, COMMISSIONER HAKMAN

PROJECT UPDATES

Engineer Lee Beckman updated the Council on the following projects:

Sewer Plant – Change order #5 for a time extension until April 15, 2022, was tabled as the contractor has not responded. The Contractor sent change orders #6, 7, & 8 but they were all denied.

Brighton Cabinets – Change order #5 for an increase of \$20,806.01 was approved. Pay Estimate #5 for \$16,185.87 has been approved and sent to IDOT.

CDAP Water Grant – The application was submitted to DCEO on August 3, 2021, and was funded.

ITEP – nothing new to report

RLF & State Grant – Change orders 6A and 5B for time extensions until April 15 have been tabled due to the contractor not responding. The Contractor sent change orders 6B, 7A, 8A, 9B, and 3C but were all denied. Pay Estimates 8A and 9B with liquidated damages in the amount of \$142,500 have been submitted for approval.

Engineer Beckman also informed the Council that DCEO has announced the CDBG Public Infrastructure Grant award amount has been raised to \$1,500,000 for the 2022 applications. Beckman said that this would be a great opportunity for the city to apply for a large sanitary sewer or water main replacement project; however, applications are due on October 19, 2022. Beckman also stated that due to the City receiving the \$550,000 grant, they would deduct 20 points for having an open grant with no funds used.

RLF PAY REQUEST #8A

After reviewing the pay request, Commissioner Hakman made a motion to pay the request in the amount of \$95,446.79 minus the liquidated damages of \$135,900 which left a balance of \$0.00 due. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

RLF PAY REQUEST #9B

After reviewing the pay request, Commissioner Hakman made a motion to pay the request in the amount of \$37,575.78 minus the liquidated damages of \$135,900 which left a balance of \$0.00 due. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

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WASTEWATER TREATMENT PLANT PAY REQUEST #9

After reviewing the pay request, Commissioner Hakman made a motion to pay the request in the amount of \$386,967.87 minus the liquidated damages of \$157,500 which left a balance of \$229,467.87 due. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

PROFESSIONAL SERVICE AGREEMENT WITH MILANO & GRUNLOH FOR DESIGN & CONSTRUCTION ENGINEERING

After reviewing the agreement, Commissioner Hakman made a motion to accept the agreement for design and construction engineering for the CDAP Water system improvement. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

PROFESSIONAL SERVICE AGREEMENT WITH MILANO & GRUNLOH FOR CDBG GRANT ADMINISTRATIVE SERVICES

After reviewing the agreement, Commissioner Hakman made a motion to accept the agreement for grant administration services for the CDAP Water system improvement. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

No report was given.

HEALTH AND SAFETY, COMMISSIONER HELM

Commissioner Helm said the public works department has been picking up brush from the storm and looking for widow makers as well.

ADJOURNMENT

Commissioner Hakman made a motion to adjourn the meeting at 8:00 p.m. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, and Mayor Pro-tem Edwards. Nays, none. Motion carried. 3-0.

Brenda Evans, City Clerk