



**REGULAR COUNCIL MEETING MINUTES OF THE  
CITY OF NEOGA  
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING  
533 CHESTNUT AVENUE, NEOGA, IL  
DECEMBER 27, 2021**

## **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Mayor Hartke. The Pledge of Allegiance was recited. Those present were Commissioners Helm, Hakman, Edwards, and Mayor Hartke. Commissioner Groves was absent. Others present were City Clerk Brenda Evans, City Treasurer Diana Foor, Engineer Lee Beckman, and Neoga News Editor Billie Chambers.

## **MINUTES**

After reviewing the regular session minutes from December 13, 2021, Commissioner Edwards made a motion to approve the minutes as presented. The motion was seconded by Commissioner Helm. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

## **PUBLIC AFFAIRS, MAYOR HARTKE**

ORDINANCE #1027-12-21 An Ordinance Authorizing Execution of Lease Agreement (G & M Restoration)

After reviewing the ordinance, Commissioner Hakman made a motion to approve the ordinance as presented. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 4-0.

ORDINANCE #1028-12-21 An Ordinance Authorizing Execution of a Contract for Private Development Pursuant to the City of Neoga, Illinois, Redevelopment Plan for Tax Increment Area (Workman Real Estate Holdings, LLC)

After reviewing the ordinance, Commissioner Hakman noticed that the date on the ordinance was dated for 2022. After discussing, it was the consensus of the Council to table until next meeting.

## **REGULAR CITY COUNCIL MINUTES**

**PAGE -2-**

**DECEMBER 27, 2021**

### **NEOGA SCHOOL TIF APPLICATION**

Commissioner Hakman asked City Treasurer Foor how much money has been collected in the TIF 1 since it was created. Treasurer Foor said \$1,783,634.87. Hakman said that that the school district tax rate was 3.4525% out of the total 7.599%. Commissioner Hakman said that he is still in favor of giving the school \$300,000 and then \$100,000 per year for the life of TIF1. Commissioner Edwards agreed, but he would like to have a 4-year contract with a renewal until the end of the TIF.

Commissioner Helm said he was ok with the \$300,000 the first year and \$100,000 for the life of the TIF 1, but he only wanted a 4- or 5-year contract with a renewal clause and a mutual agreement out.

## **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 \$573,874.22. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Edwards, and Mayor Hartke. Nays, none. Motion carried. 4-0.

## **PUBLIC PROPERTY, COMMISSIONER HAKMAN**

### **PROJECT UPDATES**

Engineer Lee Beckman updated the Council on the following projects:

Sewer Plant – Beckman told the Council that the contractor has requested pay estimate #6 in the amount of \$322,277.43. Engineer Beckman said that approximately 70-75% of the overall project is complete, and the quality of work is good. Beckman explained that the contract states the project's "Substantial Completion" date was December 3, 2021, and the contractor would like to have an extension until January 1, 2022. After a lengthy discussion, it was the consensus of the Council to ask legal counsel the definition of "Substantial Completion".

Brighton Cabinets – The contractor is requesting a change order #5 for an increase of \$20,806.01 for rock which will be reimbursed by IDOT; however, it was not on the agenda for approval.

CDAP Water Grant – No report was given.

ITEP – No report was given.

RLF & State Grant – No report was given.

### **PAY ESTIMATE #6 FOR WASTEWATER MAIN AND SANITARY SEWER RERLACEMENT**

After reviewing the pay estimate, Commissioner Hakman made a motion to approve the payment in the amount of \$322,277.43. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 4-0.

## **REGULAR CITY COUNCIL MINUTES**

**PAGE -3-**

**DECEMBER 27, 2021**

### **PAY ESTIMATE #1C FOR FOLLOWELL**

Engineer Beckman explained that the pay estimate 1C was for the boring under the railroad tracks on Locust Avenue. After the inspection, the bore was off by a few feet. According to Beckman, options are to rebores, which will take additional time, money, and space; or deduct from the invoice. After reviewing the pay estimate, Commissioner Hakman made a motion to pay the estimate in the amount of \$56,165.52 instead of the original amount of \$62,165.52. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 4-0.

### **CHANGE ORDER #5 FOR FOLLOWELL**

It was the consensus of the Council to discuss this change order with legal representative Willenborg.

## **STREETS AND ALLEYS, COMMISSIONER EDWARDS**

No report was given.

## **HEALTH AND SAFETY, COMMISSIONER HELM**

No report was given.

## **EXECUTIVE SESSION**

Commissioner Edwards made a motion to go into executive session for Personnel Section 2 (c)(1) – employee hiring, firing, compensation, discipline, and performance. The motion was seconded by Commissioner Helm at 8:02 p.m. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

## **RECONVENED AND ROLL CALL**

The meeting was reconvened at 8:45 p.m. by a motion from Commissioner Edwards and seconded by Commissioner Hakman. Those present for roll call were Commissioner Edwards, Helm, Hakman, and Mayor Hartke.

Commissioner Edwards made a motion to increase the City Administrator salary by \$15,000 plus another week of vacation. The motion was seconded by Commissioner Helm. Ayes, Edwards, Helm, and Mayor Hartke. Commissioner Hakman abstained. Nays, none. Motion carried. 3-0.

## **ADJOURNMENT**

Commissioner Edwards made a motion to adjourn the meeting at 8:50 p.m. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.