

**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JANUARY 27, 2020**

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 Evans, City Treasurer Foor, Police Chief Schabbing, Engineer Lee Beckman, Economic Development Resources (EDR) Representatives Eugene Norber and Daniel Schmidt, Marty Gibson, and Neoga News Editor Billie Chambers.

MINUTES

After reviewing the regular and executive session minutes from January 13, 2020, Commissioner Edwards made a motion to approve the minutes as presented. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

PUBLIC AFFAIRS, MAYOR HARTKE

VARIANCE FOR PORTABLE BUILDING

City Clerk Evans told the Council that property owner Barb Kingery has asked the zoning board for a variance to place a portable building at 778 Cedar Avenue that is over the allowed size of 12' X 16'. According to Evans, Ms. Kingery would like to place a portable building measuring 12' X 20'. Kingery presented the signature from neighbors and explained that no one voiced any concerns about the building. Ms. Evans said that the minutes from the zoning board read that with no comments heard from the public, the zoning board made the recommendation to the Council to grant the variance once approved by the Building Inspector. After a very brief discussion, Commissioner Edwards made a motion to approve the variance to allow a portable building to be placed at 778 Cedar Avenue. The motion was seconded by Commissioner Helm. Ayes, commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

ELIGIBILITY ANALYSIS FOR TIF

EDR Representative Daniel Schmidt presented the eligibility study to the Council for the TIF #2 -East. Schmidt explained that they have researched the county records and walked the 17 parcels. According to Schmidt, they found the following statistics:

- 80% of the structures are over 35 years of age
- 70% of the buildings have deterioration
- No storm water sewers

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- 40 plus years old on all electric, plumbing, etc
- Below recommended light levels at night
- Lack of growth in and around the area

Mr. Schmidt explained that this area is not in complete disarray; however, it is in danger of becoming a blighted area.

Mr. Schmidt also explained the eligibility analysis for the TIF #3 – West. Schmidt said that they walked the properties and researched the county records for the 11 parcels as well. During the study they found the following:

- 50 acres of land
- 11 parcels
- Reviewed the farm ground to annex
- 12 buildings (County had 15 buildings on record)
- 67% were 35 years old or older in age
- All parcels had deterioration
- Gravel driveways
- Lack of storm water sewers
- Lack of community planning
- and again, below the recommended light levels at night

Again, Mr. Schmidt explained that the area is not in complete disarray, but now is the time to look at having it in a TIF to address some of the issues that will be coming up.

After a brief discussion, Commissioner Hakman made a motion to place the eligibility studies for both TIF #2 – East and TIF #3 – West on file for the public to review. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 4-0.

Commissioner Edwards made a motion to move forward with both of the proposed TIF districts. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

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INTERNATIONAL INSTITUTE MUNICIPAL CLERKS CONFERENCE

City Clerk Evans explained to the Council that the International Institute Municipal Clerks association will be holding their annual conference in St. Louis, Missouri, and she would like to attend. Evans gave them a list of expenses if the conference was approved. Evans said that the classes would start on Saturday and go thru Wednesday.

Commissioner Helm said that he felt this was too expensive to attend at this time.

Commissioner Hakman questioned what Evans thought she could bring back that would benefit the City. Evans said that she doesn't know what the individual classes are at this time, but the information that she gave the Council would be good classes to attend.

After a brief discussion, the council asked Evans to get some testimonials from clerks who have attended these in the past.

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 \$94,825.44. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 4-0.

PUBLIC PROPERTY, COMMISSIONER HAKMAN

ADMINISTRATION CONTRACT WITH MILANO & GRUNLOH

Engineer Lee Beckman explained that the \$500,000 grant for the wastewater treatment plant rehab was awarded to the City of Neoga. Beckman presented an administration contract with Milano & Grunloh for the DECO Wastewater Treatment Plant Grant. After reviewing the contract, Commissioner Helm made a motion to have the Mayor sign the contract. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 4-0.

ADMINISTRATION CONTRACT WITH STEVE PAMPERIN

Mr. Beckman also presented an Administration Contract with Steve Pamperin for the DECO Wastewater Treatment Plant grant. After reviewing the contract, Commissioner Helm made a motion to have the Mayor sign the contract as presented. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 4-0.

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EJ WATER CORPORATION

Engineer Beckman gave a monthly report of the current projects as well. Beckman said that the EJ Water project is moving forward; however, the metering station will be in a different location as originally planned. According to Beckman, the timeline to supply water to Neoga will depend on the Illinois EPA. Currently, IEPA is requiring EJ to perform lead and corrosion testing, and they may require up to a year of testing before they approve the project.

PAY REQUEST FROM MILANO & GRUNLOH

The Council reviewed a pay request from Milano & Grunloh for the Revolving Loan Fund project. After no discussion, Commissioner Edwards made a motion to pay the request in the amount of \$23,440. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

PAY REQUEST FROM DAVE & HARRY'S LOCKSMITH

City Clerk Evans explained to the Council that the fire doors have been installed at the Community Center as per DCFS requirements. Evans said that the daycare has scheduled a fire inspection again. Evans said that two invoices from Dave & Harry's Locksmith need to be paid in the amount of \$4,640. After reviewing the invoices, Commissioner Edwards made a motion to approve the invoices. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

KEPP AVENUE EXTENSION

City Clerk Evans told the Council that the Kepp Avenue project contract has expired and needs to be extended. Evans said that IDOT is working on the drainage issue again; however, for the City to be reimbursed for expenses the presented contract will need to be extended. After little discussion, Commissioner Edwards made a motion to extend the contract as presented. The motion was seconded by Commissioner Helm. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

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ELM AVENUE BRIDGE

Commissioner Edwards informed the Council that the bridge located on Elm Avenue between 9th and 10th Street has washed away and needs to be replaced. Edwards said that Superintendent Durbin has ordered a new tin horn, and it should arrive in the next couple days. Commissioner Helm said that there should be a concrete slab with walls under that bridge as well. Helm said that he thought it should be an oval tin horn and not a round one. City Clerk Evans said that she would notify Durbin that first thing in the morning.

HEALTH AND SAFETY, COMMISSIONER HELM

Commissioner Helm told the Council that he recommended to Superintendent Durbin to check the Cedar Avenue bridge located between 9th and 10th Street. Helm said that the bridge is getting older and may need to be replaced.

PUBLIC COMMENTS

Marty Gibson told the Council that he has submitted a TIF application for Rock U. Gibson explained that his business gives private music lessons for instruments and vocal. He also offers a DJ service. Gibson said that he is currently in his fourth year of businesses and has outgrown his current building. Mr. Gibson said that he has spoke with Mike Burton about purchasing his building on Chestnut Avenue. Gibson said he is currently asking for \$35,000 to purchase the building and a little updating to the building. The Council congratulated Mr. Gibson for having a successful business, and said they would review the TIF application.

ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 8:08 p.m. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 4-0.

Brenda Evans, City Clerk

Date