

**REGULAR COUNCIL MEETING MINUTES OF THE  
CITY OF NEOGA  
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING  
533 CHESTNUT AVENUE, NEOGA, IL  
NOVEMBER 25, 2019**

**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, Groves, Edwards, and Mayor Hartke. Others present were City Treasurer Diana Foor, Police Chief Andy Schabbing, Building Inspector Jeff Morrison, Lee Beckman, Billie Chambers, and Wes Chambers.

**MINUTES**

After reviewing the regular session minutes from November 12, 2019, Commissioner Edwards made a motion to approve the minutes as presented. The motion was seconded by Commissioner Groves. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**PUBLIC AFFAIRS, MAYOR HARTKE**

CLOSING 6<sup>TH</sup> STREET FOR HOMETOWN CHRISTMAS

After a brief discussion, commissioner Groves made a motion to close 6<sup>th</sup> Street from Oak Avenue to Locust Avenue on December 1<sup>st</sup> from noon – 8:00 p.m. during the Hometown Christmas Celebration. The parade lineup will be in the parking lot in the 600 block of Chestnut Avenue, but Chief Schabbing did not think that the street would need to be closed. He will monitor the area during lineup time. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

COMPUTERS FOR POLICE DEPARTMENT

Treasurer Foor stated that the computers at the Police Department need to be replaced. The council was given an estimate of \$840.80 per computer. This is for a Dell Precision 3431 Small Form Factor computer. Chief Schabbing said all 3 computers were over 8 years old. The cost of the Office software is an additional annual fee of \$99 per computer. Brad Foor will be replacing the computers, and his fee will be charged separately. Commissioner Groves made a motion to purchase 3 computers along with the Office software suite. Treasurer Foor will check with Dell to see if there would be any additional discounts for purchasing all 3 computers at the same time. The motion was seconded by Commissioner Helm. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**REGULAR CITY COUNCIL MINUTES**

**PAGE -2-**

**NOVEMBER 25, 2019**

**DONATION TO NEOGA HISTORY ROOM**

The Neoga History Room Committee is asking for memberships. Commissioner Hakman stated that he would like to preserve Neoga's history, and he made a motion to pay the organization/business membership fee of \$30.00. Motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**ORDINANCE 950-11-19** An Ordinance Authorizing Execution of Lease Agreement (Modern Family Dinners, LLC.)

Commissioner Edwards made a motion to accept the ordinance as presented to renew the lease with Modern Family Dinners for six (6) months. The motion was seconded by Commissioner Groves. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**ORDINANCE # 951-11-19** An Ordinance Authorizing First Amendment To A Contract For Private Development Pursuant To The City Of Neoga, Illinois Redevelopment Plan for Tax Increment Area (G & M Restoration, LLC)

Treasurer Foor explained that the developer has requested additional time to complete the contract, so this ordinance extends the date until June 30, 2020. Commissioner Groves made a motion to accept the ordinance as presented. It was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**ORDINANCE # 952-11-19** An Ordinance Authorizing First Amendment To A Contract For Private Development Pursuant To The City Of Neoga, Illinois Redevelopment Plan for Tax Increment Area (Varner & Rawlings, Inc.)

Treasurer Foor explained that the developer has requested additional time to complete the contract, so this ordinance extends the date until June 30, 2020. Commissioner Edwards made a motion to accept the ordinance as presented. It was seconded by Commissioner Groves. Ayes, Commissioner Helm, Groves, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**RESOLUTION #07-11-19** Inducement Resolution for TIF #2 East

Treasurer Foor explained that there were several resolutions and ordinances that needed to be passed before the new TIF Districts could be established. After a brief discussion, Commissioner Groves made a motion to accept Resolution 07-11-19 as presented. Motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

## **REGULAR CITY COUNCIL MINUTES**

**PAGE -3-**

**NOVEMBER 25, 2019**

ORDINANCE #953-11-19 An Ordinance Establishing A Special Tax Allocation Fund For The Area Subject To Resolution # 07-11-19

Without discussion, Commissioner Hakman made a motion to accept Ordinance #953-11-19 as presented. It was seconded by Commissioner Groves.

Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

ORDINANCE #954-11-19 An Ordinance Authorizing The Establishment Of The Proposed Neoga East Tax Increment Financing District “Interested Parties” Registries And Adopting Registration Rules For Such Registry

Commissioner Helm made a motion to accept Ordinance #954-11-19 as presented. It was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

RESOLUTION #08-11-19 Inducement Resolution for TIF #3 West

Commissioner Hakman made a motion to accept Resolution 08-11-19 as presented. Motion was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

ORDINANCE #955-11-19 An Ordinance Establishing A Special Tax Allocation Fund For The Area Subject To Resolution # 08-11-19

Without discussion, Commissioner Groves made a motion to accept Ordinance #955-11-19 as presented. It was seconded by Commissioner Hakman.

Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

ORDINANCE #956-11-19 An Ordinance Authorizing The Establishment Of The Proposed Neoga West Tax Increment Financing District “Interested Parties” Registries And Adopting Registration Rules For Such Registry

Commissioner Helm made a motion to accept Ordinance #956-11-19 as presented. It was seconded by Commissioner Edwards. Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

## **FINANCE, COMMISSIONER GROVES**

### **MONTHLY BILLS**

After reviewing the bill list, Commissioner Groves made a motion to pay the monthly bills as presented in the amount of \$130,176.44. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Groves, Edwards, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 5-0.

## **REGULAR CITY COUNCIL MINUTES**

**PAGE -4-**

**NOVEMBER 25, 2019**

ORDINANCE #957-11-19 An Ordinance Levying The Taxes For The Corporate Purposes Of The City Of Neoga, Cumberland County, Illinois, For The Fiscal Year Commencing May 1, 2019 And Ending April 30, 2020.

With little discussion, Commissioner Groves made a motion to accept Ordinance #957-11-19 as presented. It was seconded by Commissioner Edwards.

Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

## **PUBLIC PROPERTY, COMMISSIONER HAKMAN**

### **MILANO & GRUNLOH ENGINEERS UPDATES**

Engineer Lee Beckman was present to update the Council on the following projects:

- Sewer Plant: The Preliminary Engineering Report was sent to the IEPA on May 11, 2017. The IEPA still has not approved the concept for the sewer plant. The last correspondence was on August 22, 2017. Once approved, the plan will be to bid the project in 2020 with construction completed by the end of 2020. Beckman gave the Council a current schedule and correspondence. The IEPA did call and is reviewing the project. The low to mod income (LMI) Census for Neoga changed from 42% to 59% this year. This opens the door for the City to apply for \$500,000 in grant money for the sewer plant. DCEO allows one application every year. The sewer application will be done this year, and the water main replacement will be next year. The application was submitted to DCEO on August 29<sup>th</sup>. Beckman said this will be revisited after the first of the year.
- Safe Routes to School: New applications are being accepted. They recommend an application extending the previous ITEP Grant. A map was handed out. The new SRTS application was submitted on November 19, 2018 and was not funded.
- Brighton Cabinets: The plans to improve the drainage were sent to IDOT in September of 2016. This has movement and will hopefully be done this year. The state is currently doing a Preliminary Soil Inspection (PSI), and the result has not been returned as of today. The entire project should be completed next year (2020). Bid letting should be soon.
- CDAP Water Grant: DCEO had a grant writing workshop in March with grants due in August. The council viewed a map showing the proposed grant application area. This grant will be applied for next year (2020) to replace the cast iron water mains on the east side of Rt. #45.

## **REGULAR CITY COUNCIL MINUTES**

**PAGE -5-**

**NOVEMBER 25, 2019**

- State Grant (\$100,000): The state is now planning to extend the grant until June 2020, and the quarterly reports are being completed. This grant has been reinstated.
- ITEP: The City applied for a \$1,014,960 grant with \$253,740 in leverage. The project map and estimate were given to the Council. Grant applications were submitted on December 1, 2017, and the project received partial (small) funding in the amount of \$26,400 to be used for Preliminary Engineering (PE1). With additional funding coming from gas taxes, gaming, marijuana, etc., IDOT has cancelled the applications due in December and moved the applications to be due next summer and have added \$50 million to the ITEP Program. Application details are forthcoming.
- RLF Project: Beckman gave the council a map and estimate for the Revolving Loan Funds (RLF) project. The City has secured administration and engineering services. The grant agreement has been executed and is back from DCEO.

### **PURCHASE OF 6 FIRE DOORS FOR COMMUNITY CENTER**

The council received a quote for six (6) fire doors. The doors are \$628 each, making the total \$3,768.00. With no further discussion, Commissioner Hakman made a motion to purchase the six (6) fire doors for a total cost of \$3,768.00. It was seconded by Commissioner Groves.

Ayes, Commissioner Hakman, Helm, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0

### **PAINTING OF 2 CLASSROOMS AT NEOGA COMMUNITY CENTER**

Foor explained that there are 2 classrooms that need to be painted before the EIASE Program can move into them. K. Wohltman Construction submitted a quote for \$4,816.00 to paint the 2 rooms. Commissioner Groves asked if the Public Works employees could paint the rooms. Foor said that the rooms would have to be painted immediately if EIASE wanted to move in December, so they would not have time. Mayor Hartke is going to talk with one of the teachers, Mrs. Mast, to see if they would like to stay where they are until the end of the school year. That would give the City time to paint the rooms over the summer.

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

Commissioner Edwards said all the Christmas decorations are up. Mayor Hartke stated that he has been getting lots of compliments on the new snowflake decorations. Foor agreed they look nice, and said that she has been getting compliments on them also.

**REGULAR CITY COUNCIL MINUTES**  
**PAGE -6-**  
**NOVEMBER 25, 2019**

Commissioner Edwards also informed the council that the Public Works Department has been using the leaf vac to collect leaves around town. This has been working very smoothly.

**HEALTH AND SAFETY, COMMISSIONER HELM**

No Report

**PUBLIC COMMENTS**

Building Inspector Jeff Morrison said the Zoning Board will have a Public Hearing in December.

**EXECUTIVE SESSION**

Commissioner Hakman made a motion to move into executive session for Personnel Section 2(c) (1) – employee hiring, firing, compensation, discipline and performance and Section 2 (c) (5) General discussion of whether land should be purchased or leased by the public body at 7: 38 p.m. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Groves, Hakman, Edwards, Helm, and Mayor Hartke. Nays, none. Motion carried. 5-0.

**RECONVENED AND ROLL CALL**

The meeting was reconvened at 8:34 p.m. on a motion from Commissioner Edwards. The motion was seconded by Commissioner Groves. Those present for roll call were: Commissioners Groves, Hakman, Edwards, Helm, and Mayor Hartke.

**ADJOURNMENT**

Commissioner Groves made a motion to adjourn the meeting at 8:36 p.m. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Helm, Hakman, Groves, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

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Brenda Evans, City Clerk

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Date