



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
SEPTEMBER 13, 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, Groves, and Mayor Hartke. Others present were City Treasurer Diana Foor.

MINUTES

After reviewing the regular and executive session minutes from August 23, 2021, 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. Commissioner Groves abstained. Nays, none. Motion carried. 4-0.

PUBLIC AFFAIRS, MAYOR HARTKE

NATIONAL RAIL SAFETY PROCLAMATION

Commissioner Groves made a motion to have Mayor Hartke proclaim September 20th to 26th, 2021, as National Rail Safety Week. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Groves, Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

NOT-FOR-PROFIT LIQUOR LICENSE FEE

Commissioner Hakman asked the Council to reconsider the \$100 special event liquor license fee for not-for-profit organizations. Hakman said that the required insurance cost and license fees to host a small event have increased, and the cost is almost \$600. After a brief discussion, Commissioner Groves made a motion to waive the special event liquor license fee for not-for-profits. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Groves, Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

PARKING CONCERNS ON WEST 6TH STREET

Mayor Hartke explained that the city has received a few complaints on the parking situation on West 6th Street. Hartke said that most of the complaints come from people who are traveling from the north to south and can't see to the West at the 6th Street stop sign. Commissioner Groves made a motion to keep the current ordinance, place no parking signs, and remove the rose bush on the corner. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Groves, Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

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ORDINANCE #1017-09-21 An Ordinance Authorizing Execution of a Contract for Private Development Pursuant to the City of Neoga, Illinois, Redevelopment Plan for Tax Increment Area (GRD of Neoga, an Illinois corporation)

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

ORDINANCE #1018-09-21 An Ordinance Authorizing Execution of a Contract for Private Development Pursuant to the City of Neoga, Illinois, Redevelopment Plan for Tax Increment Area (Neoga Free Methodist Church, an Illinois not-for-profit corporation).

Commissioner Hakman said that he does not believe the Free Methodist Church qualifies for TIF funds since they do not pay property taxes or create jobs. Hakman cautioned the Council in giving TIF funds to not-for-profit organizations. Commissioner Edwards said that he understood Hakman's concerns, but he also feels that people who attend the church purchase items and / or live in Neoga. Edwards said that he felt the Council should give them the requested money for at least the roof. Mayor Hartke said that he agreed with Commissioner Hakman, but also understood Edwards side. Hartke said that he would be willing to give them some TIF funds for the roof, but no more then \$20,000.

Commissioner Helm said that he would like to see the Council give them the full \$44,947.37 for the roof because they do not have the money to replace the roof, and he felt it would be detrimental to lose the building if the repairs are not made. Commissioner Groves agreed with Commissioner Edwards and felt that we should give them money for the roof, because most of the people that attend the church will visit other businesses in Neoga. Commissioner Edwards made a motion to authorize \$30,000 to the Neoga Free Methodist Church to replace the roof at the church. The motion was seconded by Commissioner Helm. Ayes, Commissioner Edwards, Groves, and Helm. Nays, Commissioner Hakman and Mayor Hartke. Motion carried. 3-2.

FINANCE, COMMISSIONER GROVES

TREASURER'S REPORT

After reviewing the treasurer's report, Mayor Hartke ordered that the treasurer's report be filed in the City Clerk's records.

PUBLIC PROPERTY, COMMISSIONER HAKMAN

NAME OF SUBDIVISION ON JENNINGS AVENUE

City Clerk Evans explained to the Council that Ameren wanted to verify the name of the new subdivision on Jennings Avenue. Currently it is named Walk Subdivision, First Addition, and the developer is Patrick Walk. It was the Consensus of the Council to leave the name the same but have the developer as City of Neoga.

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WATERMAIN EXTENSION ON JENNINGS AVENUE

Mayor Hartke explained to the Council that we had a quote from Fuller Wentz to install the watermain line on Jennings Avenue, and asked if they were ready to have it installed. Hartke did say the cost could come from TIF funds in the amount of \$20,452. Commissioner Groves made a motion to proceed with the installation of water lines along Jennings Avenue in the amount of \$20,452. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Groves, Helm, Hakman, Edwards, and Mayor Hartke. Nays, none. Motion carried. 5-0.

DRAINAGE TILE ON JENNINGS AVENUE

Commissioner Edwards made a motion to proceed with the installation of the drainage tile on Jennings Avenue in the amount of \$17,690. The motion was seconded by Commissioner Hakman. Ayes, Commissioner Edwards, Groves, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 5-0.

HVAC MAINTENANCE AGREEMENT FOR NEOGA COMMUNITY CENTER

Mayor Hartke asked the Commissioners to review the contract agreement with Industrial Mechanical, Inc. Hartke said this contract is from a local company, and compared to the Trane contract it is over \$4,000 cheaper for the same work. Commissioner Groves asked that the company give us a written report every year. After a brief discussion, Commissioner Edwards made a motion to proceed with the HVAC contract with Industrial Mechanical in the amount of \$14,200. The motion was seconded by Commissioner Groves. Ayes, Commissioner Edwards, Groves, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 5-0.

RLF PROJECT COMPLETION DATE

Mayor Hartke asked the council to read the email from Engineer Beckman regarding the approaching deadline for the RLF project. Currently, the deadline is noon on Wednesday, September 15, 2021. Commissioner Groves asked why they haven't completed the project yet, and Mayor Hartke said that there were a couple delays regarding the insurance for boring under the railroad, but that was for the wastewater treatment plant project. Mayor Hartke didn't have an explanation for the RLF Project. When asked the last day they worked, City Clerk Evans said that Lee Goeckner last worked day on the RLF on September 3rd, and Escue worked on September 9th. Evans said that Escue is scheduled to be back on Wednesday, September 15th to finish the last 18 to 20 water meters and hopeful to finish the connections by the end of month. Mayor Hartke said Goeckner is approximately 85% complete with the sewer main. Commissioner Groves said that he is not interested in extending the deadline, and the city needs to proceed with the liquid damages. After a brief discussion, it was the consensus of the Council to have the city attorney write a letter to the contractor about the deadline.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

MFT 2021

Commissioner Edwards said that the road work was completed but the contractor ran out of oil before the east side of Neoga was completed. Edwards said that City Clerk Evans contacted Mayor Hartke about purchasing another 2,000 gallons of oil, which both Edwards and Hartke agreed to purchase. Evans explained that the funds to pay for the extra oil could be taken out of the general fund, or we could revise the resolution. It was the consensus of the Council to revise the resolution to cover the expenses.

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HEALTH AND SAFETY, COMMISSIONER HELM

Commissioner Helm said that he has been looking at safety issues around Neoga, and everything is looking good at this time. Helms said that his main concern is around the construction areas.

NEOGA MARKET

Mayor Hartke told the Council that the Neoga Market has a contract for sale and should be closing next week. Hartke said that the city's loan agreement with Neoga Market states that the mortgage will need to be paid in full if they sell. Ed Szatkowski asked if the city would be willing to continue with the current payment plan because Szatkowski's are financing the sale by 55%. Mayor Hartke mentioned that the City Attorney does not recommend continuing with the payment plans because of the unknown financial situation with the new owners. After a lengthy discussion, it was the consensus of the Council to stay with the current contract, and have the mortgage paid off.

PUBLIC COMMENTS

No public comment was made.

ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 8:13 p.m. The motion was seconded by Commissioner Groves. Ayes, Commissioner Edwards, Groves, Helm, Hakman, and Mayor Hartke. Nays, none. Motion carried. 5-0.

Brenda Evans, City Clerk