



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
FEBRUARY 12, 2024**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Helm. The Pledge of Allegiance was recited. Those present were Commissioners Williams, Schabbing, Edwards, Letizia, and Mayor Helm. Others present were City Clerk Brenda Evans, City Treasurer Diana Foor, Superintendent Shawn Durbin, Billie Chambers, Wes Chamber, Bill McKinney, Narendra Patel, and Kasey Mueller.

MINUTES

After reviewing the regular session minutes from January 22, 2024, Commissioner Williams made a motion to approve the minutes as presented. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Williams. Schabbing, Letizia, and Mayor Helm. Commissioner Edwards abstained. Nays, none. Motion carried. 4-0.

PUBLIC COMMENTS

No other public comments were heard.

PUBLIC AFFAIRS, MAYOR HELM

BILL MCKINNEY, BUSINESS PROPOSAL

Bill McKinney presented to the Council a proposed car wash. McKinney said that the car wash would be owned by a local person, but he would be the general contractor. McKinney explained the owner would like to locate the business on the corner of 9th and Oak Avenue, but the only way the project will work financially is if the property is obtained at a very low price and TIF dollars can be used. McKinney said that he will be in touch with Evans to complete a TIF application to proceed.

KELSEY MUELLER, MOBILE HOME

Kelsey Mueller explained to the Council that she purchased a mobile home and planned to move it into the Neoga Estates. After she purchased it, she discovered that she couldn't move it into the park because it was built in 1990. Mueller showed pictures to some of the Council members and told them the mobile home was very nice. She would like an exception to the rule. Commissioner Edwards said that he has concerns about a mobile home of that age, and he would have to see an inspection on it before he made a decision. Mayor Helm said that it might be nice, but when you start moving them damage can occur. After a lengthy discussion, it was the consensus of the Council to have Mueller bring an inspection back to the Council to review.

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CREDIT CARD COMPANIES

City Clerk Evans gave out a spreadsheet of four credit card companies. Evans said that out of the four, EPay had no monthly fee, no contract, and cost 2.3% per transaction fee to the customers. Evans said that EPay also worked with Locis. Evans said the next best one would be Impact Pay System, which costs \$25.10 per month, and costs the customer 3.25% per transaction; however, Impact Pay System does not have module with Locis at this time. It was the consensus of the Council to get additional information from EPay and Locis.

ORDINANCE #1086-02-24 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 Edwards made a motion to approve the ordinance as presented. Commissioner Williams seconded the ordinance. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

RESOLUTION #02-02-24 A Resolution Declaring That the City of Neoga, Illinois, Will Not Spend or Accept Local Tax Dollars on the Immigration Crisis for Migrant and / or Asylum Seekers Entering the City of Neoga, Illinois

Commissioner Williams mentioned that this resolution was presented due to the city and county having limited ability to provide proper housing, food, and safety for migrants and / or asylum seekers. Williams said that he hopes in time this resolution will not be needed, but until then it should be passed. Commissioner Edwards agreed and made a motion to accept the resolution as presented. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

TIME EXTENSION ON 498 WALNUT AVENUE

City Clerk Evans told the council that Mike Drennan, who purchased the property at 498 Walnut, has asked for an extension to build a house on the property. Evans reminded the council that when Drennan purchased the lot, one of the stipulations was that he was to build a house within two years. Drennan has had some medical issues, and he has not been able to start the project yet. Evans said that Drennan also purchased property on Locust to build a house, and according to Drennan, he will have that one done by late spring. After a brief discussion, Commissioner Letizia made a motion to extend the contract to build the house for one year (September 2025). The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

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APPOINTMENT TO ECONOMIC DEVELOPMENT COMMITTEE

Commissioner Schabbing updated the council that the next Economic Development meeting will be on March 13th. At this time, she would like to recommend to Mayor Helm to appoint the following people to the committee: Brad Keck, Austin Robinson, Shawn Finney, Commissioner Letizia, herself and City Administrator Evans. After little discussion, Commissioner Edwards made a motion to have Mayor Helm appoint those listed to the committee. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

NEOGA DAYS FIREWORKS SHOW

City Clerk Evans informed the council that the Neoga Days committee has requested to have the fireworks show in the same location as last year. Commissioner Edwards made a motion to approve the fireworks show pending proof of insurance. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

NEOGA DAYS LIQUOR LICENSE

City Clerk Evans said that the Neoga Days committee has requested their special event liquor license as well. Evans said that this year they would like to move the beer tent closer to the pavilion and at the Neoga Community Center property. Mayor Helm asked where they would locate it, but Evans didn't know any additional information. It was the consensus of the council to have Chairman Doug Jackson come to a council meeting to discuss the liquor license further.

PROPANE TANKS

The Council discussed having propane tanks inside corporate limits. Mayor Helm said he is very concerned about having them inside corporate limits due to the danger of them catching fire. Helm said that he has been a firefighter for years and, he understands just how a propane tank can burn. Commissioner Williams said he wasn't concerned about that danger, but he would require them to be in the back yards and away from property lines. It was the consensus of the council to have City Administrator Evans obtain additional information from other communities on how they handle propane tanks.

EJ WATER RATE FOR 2024

City Clerk Evans gave the Council the new water rate from EJ Water. Evans said the new rate structure increased \$0.11 from \$3.33 in 2023 to \$3.44 for 2024 per thousand gallons.

ELECTRIC AGGREGATE AGREEMENT UPDATE

City Clerk Evans updated the council on the latest news regarding the electrical aggregation. Evans said that the area communities working with Good Energy held a meeting, and they negotiated a rate of \$0.07365 per kWh from April to June 2024, then June 2024 to June 2025 a rate of \$0.8350 per kWh, and then from June 2025 to December 2025 \$0.0850 per kWh. Evans said these are the base rates, so there will be additional charges added to that, but the base rate will be locked in for 18 months. Evans also said that according to Good Energy, the trend looks like the energy rates will continue to increase during these next 18 months.

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FINANCE, COMMISSIONER SCHABBING

TREASURER'S REPORT

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

PUBLIC PROPERTY, COMMISSIONER LETIZIA

CMOM AGREEMENT

Narendra Patel, Engineer with Fehr Graham, presented an agreement for the yearly Sanitary Sewer System Capacity, Management, Operation, and Maintenance (CMOM) plan. Patel said the scope of the project would be the same as last year and once it has been completed he will submit a copy to IEPA, as well as three copies to the city. Patel believes the project should be completed by May 31st at an estimated cost of \$3,000. Commissioner Edwards made a motion to approve the agreement as presented. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

CLARIFIER FORCEMAIN EXTENSION & BYPASS

Superintendent Durbin handed out a design from Milano & Grunloh Engineers showing the problem with a stormwater tank when there is heavy rain and how to fix the problem. Durbin asked if he could have M & G proceed with getting bids to fix the problem as proposed. It was the consensus of the council to proceed as planned.

NEW OVERHEAD DOORS

Superintendent Durbin gave the Council three (3) estimates for overhead doors to replace the sliding doors at the maintenance shop. The bids came in as follows:

Altamont Overhead Door	\$6,196.00
Alco Overhead Doors	\$7,190.56
Furry Overhead Doors Co.	\$6,835.00

Commissioner Letizia made a motion to award the bid to Altamont Overhead Door for \$6,196. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

VENT INSTALLATION AT WASTEWATER TREATMENT PLANT

Superintendent Durbin presented an estimate from KCH Mechanical to install a vent at the new wastewater treatment plant to keep the pump room cooler. The estimate came in at \$3,881 for the 3' x3' vent. It was the consensus of the Council to have Engineer Beckman come to the next meeting to discuss this problem.

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SEWER ADJUSTMENT FOR MAGNOLIA PROPERTIES

City Clerk Evans told the Council that the city received a request from the property owners of Magnolia Properties for a sewer adjustment. Evans said that the city read the meters and notified the owners about a high usage on one of their meters. They called back and we told them that we showed the usage at 1104 Lake Avenue. After they sent their plumbers there they called back and said they couldn't find the leak. We called back the next week when we rechecked the meter and found they were still using a higher than normal amount of water. The plumbers came back again. Again, they couldn't find the leak. After further investigation, it was discovered that the meter and building numbers were incorrect. The property owners felt they should get an adjustment since we gave them the wrong address. After discussion, Commissioner Edwards made a motion to deny the adjustment. Commissioner Letizia seconded the motion. Ayes, commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

TREE REMOVAL (CORRECTED INVOICE)

City Clerk Evans gave the council an invoice from Ordner's Tree Service to remove tree limbs and stumps from the June 2023 storm damage. Evans explained that Ordner's misadded the original invoice that the council approved in November. This invoice also had an additional stump and limb added to it that Superintendent Durbin requested for \$350. Commissioner Schabbing made a motion to approve the invoice of \$12,234 for both invoices (\$10,484 for Ordner's Tree Service and \$1,750 for Tree Fellers). The motion was seconded by Commissioner Edwards. Ayes, Commissioner Schabbing, Edwards, Letizia, Williams, and Mayor Helm. Nays, none. Motion carried. 5-0.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

No report was given.

ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 9:02 p.m. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

Brenda Evans, City Clerk