



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
OCTOBER 28, 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, Letizia, and Mayor Helm. Others present were City Clerk Brenda Evans, City Treasurer Diana Foor, Superintendent Durbin, Police Chief Schabbing, Engineer Lee Beckman, and Eric Fritts.

MINUTES

After reviewing the regular session minutes from October 15, 2024, Commissioner Williams made a motion to approve the minutes as presented. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Williams, Letizia, and Mayor Helm. Nays, none. Commissioner Schabbing abstained. Motion carried. 3-0.

PUBLIC AFFAIRS, MAYOR HELM

ERIC FRITTS, PROPERTY ON JENNINGS AVENUE

Eric Fritts said that he wanted to express his concern that the three lots on Jennings Avenue he purchased were reverted to the city due to not meeting the requirements in the contract. Fritts explained that he marketed the lots for the first nine (9) months before he started on the first house. Once he started getting quotes, all the contractors were behind, and the HVAC was three times higher than what he planned. Fritts said he also accepted a full-time job which did not allow time for him to work on the house. His current plan is to finish the house on Lot 1 and work with a local realtor to get it sold by early December. The council thanked him for informing them on the status of Lot 1. They hope he could get it finished and sold soon.

PURCHASE OF SIGNS FOR CEMETERY

The council reviewed the proposed cemetery sign the Neoga Ag department will be making. After making a couple changes, Commissioner Williams made a motion to purchase the sign with the suggested corrections. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Williams, Schabbing, Letizia, and Mayor Helm. Nays, none. motion carried. 4-0.

PURCHASE OF SIGNS FOR LOTS ON OAK AVENUE

After reviewing the proposed signs, Commissioner Letizia made a motion to purchase two signs after changing the words "Incentives Available" to be printed with black paint. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.

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PROPANE TANKS

The council discussed allowing propane tanks inside corporate limits. Some concerns they had were the size of the tanks, looks of tanks in yards, and hazards of tanks. After a lengthy discussion, it was the consensus of the Council to have Attorney Willenborg draft an ordinance allowing a 100-gallon propane tank with restrictions, and a variance option for tanks larger than one hundred gallons.

SQUAD CAR

Chief Schabbing informed the council the 2008 Dodge squad car is having starting problems as well as other issues. Schabbing is recommending decommissioning the car and selling it. After a brief discussion, it was the consensus of the Council to start removing all the police equipment as soon as possible.

ORDINANCE #1098-10-2024

An Ordinance Authorizing the Execution of a Lease Agreement
(Toters, Inc.)

After reviewing the ordinance, Commissioner Letizia made a motion to approve the lease agreement. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. motion carried. 4-0.

TEXTMYGOV INVOICE

City Clerk Evans told the Council that the TextMyGov invoice for \$3,000 was due in June 2024. This invoice was for the period of June 2024 to May 2025. If the city wanted to cancel the contract, it should have been sent to the company 90 days before the renewal deadline. Evans said that they are willing to give us three options if we stayed with the company. 1) they would purchase a phone database valued at \$300 to add customers to the system; 2) they would reduce the cost from \$3,000 to \$2,000 but we would have to purchase the database for \$300; or 3) not cancel and agree to a two (2) year agreement; they would include the database. After a lengthy discussion, it was the council to cancel the contract at the cheapest rate we could get.

FINANCE, COMMISSIONER SCHABRING

MONTHLY BILLS

After reviewing the bill list, Commissioner Letizia made a motion to pay the monthly bills as presented in the amount of \$153,740.96. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.

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PUBLIC PROPERTY, COMMISSIONER LETIZIA

UPDATES FROM MILANO & GRUNLOH

Engineer Lee Beckman handed out the project update sheet to the Council and explained the following:

- The sewer plant forcemain improvements have been completed by the contractor 808 Enterprises, and they have requested reimbursement from Rural Development.
- CDAP Water Grant's bid opening was held on August 22, and the low bidder was Kieffer Bros Construction in the amount of \$916,664.40. A preconstruction meeting will be held in the next 30 days.
- ITEP sidewalk project should be completed by the end of November.
- Lead Service Line Inventory grant has been awarded and quotes are being secured to vac out the unknown lines.
- Rebuild II/RISE Grant has been submitted, and Beckman believes the city made it to the next round of applicants.

VIDEO SCAN LINES ON 7TH STREET

Superintendent Durbin and Engineer Beckman explained to the Council that the sewer grant application should have lines in the target area televised to see the extent of the damaged lines. Durbin said that the one quote he received was just under \$2 per foot to have the lines videoed. After a lengthy discussion, Commissioner Schabbing made a motion to tele scan 11th and 12th Street sewers as well as 7th Street but not to exceed \$15,000. The motion was seconded by Commissioner Williams. Ayes, Commissioner Schabbing, Letizia, Williams, and Mayor Helm. Nays, none. Motion carried. 4-0.

ITEP INVOICE #30692 FOR M&G

After reviewing the invoice, Commissioner Letizia made a motion to pay the invoice in the amount of \$16,286.85. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.

CONCRETE APPROACH BIDS

The Council reviewed the estimate to have concrete placed at each driveway on 7th Street where the sidewalk approach did not meet the street. The council felt that if they did some driveways, they would have to do all of the driveways, and the cost would be too expensive at this time. No one made a motion to accept the bid.

ITEP INVOICE

The Council reviewed the ITEP invoice for the work completed and approved. Commissioner Letizia made a motion to approve the invoice in the amount of \$237,230.60. Commissioner Williams

seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.

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ITEP CHANGE ORDER #1

After reviewing the Change order, Commissioner Letizia made a motion to accept the change order decreasing the tree removal by \$1,138.90. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

No report was given.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

Commissioner Williams mentioned that the company that was placing a new parking lot on 6th Street moved the millings down by the fire department. Superintendent Durbin said that he requested they do that so the public works department can use the millings in town. Williams also told Durbin to keep an eye on Walnut where the bob cat was turning around in the road to see if it was damaged.

EXECUTIVE SESSION

SALE OR LEASE OF REAL ESTATE – SECTION 2 (C)(6) – limited to actual setting of price for sale or lease of public property. Commissioner Williams made a motion to move into executive session at 8:28 pm. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Williams, Schabbing, Letizia, and Mayor Helm. Nays, none. Motion carried. 4-0.

RECONVENED AND ROLL CALL

The meeting was reconvened at 9:06 p.m. on a motion from Commissioner Letizia. Commissioner Williams seconded the motion. Those present for roll call were Commissioners Letizia, Williams, Schabbing, and Mayor Helm.

ADJOURNMENT

Commissioner Letizia made a motion to adjourn the meeting at 9:07 p.m. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 4-0.