



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JUNE 9, 2025**

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, Police Chief Andy Schabbing, Superintendent Shawn Durbin, Toledo Democrat Editor Billie Chambers, Engineer Narendra Patel, Jo Ann Kingery, Tom Strohl, Scott McElyea, and Mel Workman.

MINUTES

After reviewing the regular session minutes from May 27, 2025, Commissioner Letizia made a motion to approve the minutes as presented. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Commissioner Edwards abstained. Motion carried. 4-0.

PUBLIC COMMENTS

City Clerk Evans read the policy regarding public comments. Jo Ann Kingery voiced concerns regarding the new water line that is being installed on the east side of RT. #45. Kingery focused her concerns on Shaffer Avenue where she lives. Her concerns were:

1. Open trenching – maintenance after the water line is installed. The construction crew will not be in town to fill areas that settle and need additional rock.
2. Her family parks all five (5) vehicles on the right of way, and during this installation they will not have anywhere to park.
3. Trip hazard when people walk by the installation area.
4. Daycare is located next door, and kids could fall into the trench which is a liability to the city.
5. On another project, in her opinion, the IDOT sidewalk that is being installed around Neoga is not being completed correctly. According to Kingery, the construction company is not doing as nice of a job on the east side of Neoga as compared to the west side.

In closing, Ms. Kingery requested the city pay to have the water line bored and not open trenched between 6th & 7th Street on Shaffer Avenue.

PUBLIC AFFAIRS, MAYOR HELM

BUSINESS PROPOSITION

Scott McElyea discussed with the council about purchasing two (2) to three (3) acres on Trowbridge Road south of Leading Lady Manufacturing. McElyea has a custom cabinet building company out of his home, and he would like to have a building in Neoga where customers can see a showroom. McElyea explained he currently has two (2) full-time employees and 4 part-time employees.

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BORING ON SHAFFER AVENUE

Tom Strohl voiced his concerns regarding the following:

1. Regarding the boring waterlines, why did the council have this section of waterlines installed with open cut trenches instead of boring like the last water line installation?
2. How will the waterline project deal with the aggregate on the right-of-way?
3. The liability of safety for kids with open trenches and water.
4. Purchasing of equipment that doesn't get used except right after the purchase, then the equipment sits idle. It seems the equipment isn't used much until the next "toy" is wanted.
5. The city has projects done around council members' homes to benefit them. For example, the drainage ditches north of Lakeland Woods subdivision, or the water line south of Neoga to Walk's Stock Farm.
6. The City of Neoga signs located on Trowbridge Road and 4-Mile Road have not been replaced after a wind storm damaged them.
7. The city employees do not mow on the 4-mile road overpass.
8. A house was demolished at 7th & Shaffer Avenue, and it has not been completed. It is a hazard for the kids in the neighborhood.
9. Two houses east of 7th & Shaffer are not habitable. The owner had a demo permit, but has not demolished the house.
10. The dirt work along the IDOT Sidewalk project has not been tilled or grass seeded correctly. Some areas are in better shape than other areas.

ORDINANCE #1114-06-2025

An Ordinance Authorizing First Amendment to Contract for Private Development Pursuant to the City of Neoga, Illinois, Redevelopment Plan for Tax Increment Area (T & S Auto Sales & Service, LLC)

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

APPRAISAL FOR I-57 PROPERTY

Commissioner Schabbing informed the council that the economic committee members are asking if the council would be willing to pay for an appraisal on property located at the I-57 interchange. After a brief conversation, Commissioner Edwards made a motion to get a quote for an appraisal. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

TIF APPLICATION FOR WORKMAN REAL ESTATE

The Council reviewed a TIF application from Workman Real Estate Holdings in the amount of \$50,000. After a lengthy discussion, Mr. Workman asked if he could rescind the application at this time.

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ORDINANCE #1115-06-2025

An Ordinance Amending Chapter 78 of the Code of Ordinances of the City of Neoga, Illinois (Parking Schedule)

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

FINANCE, COMMISSIONER SCHABGING

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

Engineer Narendra Patel with Fehr Graham, explained that the CMOM was coming up again, and he proposed to have the report completed by September 30, 2025. Commissioner Edwards made a motion to have the mayor sign the agreement with Fehr Graham to complete the annual CMOM review in the amount of \$3,700. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

PURCHASE OF VAC TRAILER

Superintendent Durbin informed the Council that he has received multiple quotes for a vac trailer, and he explained each quote to them. Durbin mentioned that the sewer grant has approximately \$195,000 that needs to be spent by July 31, 2025, or it will be lost. The quotes for a vac trailer were as follows:

Coe Equipment	\$60,000.00
Ditch Witch	\$86,845.66
Key Equipment	\$124,525.00
Vermeer	\$140,736.00
Ring-O-Matic	\$78,500.00

Commissioner Edwards said that he would like to see one in action before voting on the trailer, and Commissioner Letizia said that he would like the Superintendent to ask the vendor to take less for the machine. After a lengthy discussion, it was the consensus of the council to wait and get additional information.

PURCHASE OF LIFT STATION PUMP

Superintendent Durbin informed the Council that one of the lift station pumps has gone out and cannot be repaired. The cost to replace the pump is \$16,046.54 plus installation. Durbin said that the sewer grant money could be used for this as well. Commissioner Letizia made a motion to purchase the lift station pump in the amount of \$16,046.54. Commissioner Williams seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

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SELLING KITCHEN EQUIPMENT

City Clerk Evans told the council that she was given some commercial kitchen equipment a few years ago. At that time, the council was planning to build a second kitchen for use by people renting the gym, but the project did not materialize. Since the school is using the building again, Evans thought it might be time to sell the equipment. Evans said there are a couple items that she would like to keep, then sell the rest for the city. Commissioner Letizia made a motion to sell the excess equipment. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

Commissioner Edwards told the council that he and Superintendent Durbin reviewed the streets and are working on the 2025 MFT program proposal.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

Commissioner Williams asked for an update on the following items:

1. House at 7th & Shaffer Avenue demolition. Evans said that the property is being handled by the city attorney.
2. Sidewalk on 6th Street where rain water is running over the sidewalk. Evans explained that the engineers will be repairing the sidewalk once IDOT inspects the project.
3. The property located at the northwest section of I-57 & Rt #45. Evans said that the attorney just received updated photos and is handling that property as well.
4. Speed trailer repairs. Police Chief Schabbing said that it has to be shipped back to the company for repairs, and he is waiting on the shipping package.

OTHER BUSINESS

City Clerk Evans informed the council that the IDOT overpass project is moving forward, and IDOT is checking to see if they will be able to fund the moving of any utility lines.

Tom Strohl informed the council that the corner of 6th Street & Wilson Avenue has a very steep ditch and cannot be mowed safely. Commissioner Edwards and Superintendent Durbin said the contractor has repaired that area so that anyone can mow it with a riding mower.

EXECUTIVE SESSION

Commissioner Letizia made a motion to move into executive session for Sale or Lease of Real Estate – Section 2 (c)(6) – Limited to actual setting of price for sale or lease by the public body at 8:36 p.m. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

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RECONVENED AND ROLL CALL

The meeting was reconvened at 9:46 p.m. on a motion from Commissioner Williams. Commissioner Edwards seconded the motion. Those present for roll call were Commissioners Williams, Schabbing, Edwards, Letizia, and Mayor Helm.

ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting at 9:47. Commissioner Schabbing seconded the motion. Ayes, Commissioner Williams, Schabbing, Edwards, Letizia, and Mayor Helm. Nays, none. Motion carried. 5-0.

Brenda Evans, City Clerk