



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
OCTOBER 14, 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, News Editor Billie Chambers, Engineer Narendra Patel, Mel Workman, Tim Monroe, Andrew Finfrock, Jessica Jemenez, Jack Harris, Alan Baker, Doug Baker, Bill Fritcher, John Cody, Brad Keck, Mike Vonderheide, Connie Vonderheide, Cari Shepherd – Envoy The Salvation Army, Kendra Beals, Jim Shepard, Steve Ballinger, Shawn Finny, Tony Reynolds, and Charles Campbell.

MINUTES

After reviewing the regular session minutes from September 22, 2025, Commissioner Edwards made a motion to approve the minutes as presented. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

PUBLIC COMMENTS

Andrew Finfrock informed the Council that he had placed a trail cam on his property to watch traffic at the intersection of 5th Street and Locust Avenue. Over 10 days of footage, he has hundreds of trucks and vehicles that are not stopping at the intersection and/or going down Locust Avenue. Finfrock said that there are small kids in the area, and something needs to be done before someone gets hurt.

John Cody expressed his concerns about the same situation. Cody said that trucks are plowing through the intersection and speeding. His concern is that there are small kids in the neighborhood, and they could run out in front of a vehicle or truck because the semi-trucks are ignoring the no semi signs.

Jessica Jamenez said there are 13 children within one block of the elevator and eleven under the age of 5, and she feels the same way. Something has got to be done.

Jack Harris, another resident, said that he has called the police, and he was told that nothing could be done.

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PUBLIC AFFAIRS, MAYOR HELM

CARI SHEPHERD – SALVATION ARMY

The spokesperson for the Mattoon Salvation Army informed the council that since January 2025, the Salvation Army has assisted 475 households, 63 with emergency housing, 83 referrals, and 265 with utility assistance. That does not include clothing, furniture, gas vouchers, doctor appointment rides, winter coats, and more. Salvation Army covers the Neoga area as well as Coles County. They also have kettle volunteers. For every dollar donated, \$.97 goes back to services, and \$.03 is used to keep their lights on.

MIDLAND OIL PRESENTATION

Mel Workman, who spoke on behalf of Midland Oil, apologized that the Midland Oil owner was not able to attend tonight due to a legal issue, but he will return in the next few weeks to present his proposal.

MIKE & CONNIE VONDERHEIDE TIF APPLICATION

Mike Vonderheide explained that they have owned the building at 603 Chestnut Avenue for the past 10-12 years, and it currently has a hair salon downstairs and 3 apartments upstairs. Mr. Vonderheide said they are requesting \$29,113.20 for new windows, doors, and facade. Vonderheide said they have put \$80,000 into the building over the years, and they would like the building to look comparable to the new steakhouse. Commissioner Edwards asked the owners to double-check their figures and allow the city to review the application further.

FINANCE, COMMISSIONER SCHABBING

TREASURERS REPORT

Commissioner Schabbing asked City Treasurer Foor if she had any comments on the treasurer's report. Foor said that the report does show the second installment from property taxes, so those balances look really good right now. With no other comments, Mayor Helm ordered that the treasurer's report be filed in the City Clerk's records.

IML RISK MANAGEMENT ASSOCIATION ANNUAL PREMIUM

After reviewing the IMLRMA Annual Premium invoice, Commissioner Letizia made a motion to pay the \$45,679.12 invoice which is Option 1 with the largest discount. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

ILLINOIS MUNICIPAL TREASURER'S INSTITUTE TRAINING

Treasurer Foor explained that the annual conference will be in November for her continuing education hours to keep her certification valid. After a little discussion, Commissioner Letizia made a motion to approve the conference. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

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PUBLIC PROPERTY, COMMISSIONER LETIZIA

2025 ANNUAL CMOM REVIEW

Engineer Patel explained the annual CMOM report that the city completed. This included sewer televising efforts on certain critical reaches of old 8” diameter sewers along 7th Street, and along the alley between 12th and 11th Streets, to check the condition and determine appropriate sewer rehabilitation needs. The recently completed sewer and manhole inspections are reflected on the yearly CMOM effort checklist forms included in the report. Patel recommended the city complete the following short-term items:

- Complete existing 8” sewer rehabilitation project on 7th Street and 12th & 11th Street alley
- Complete the ongoing study and capacity evaluation of the existing influent sewer to the WWTP.
- Implement the findings and recommendations of the existing WTP influent sewer capacity evaluation study to improve the flow-carrying capacity of the plant-influent sewer and minimize any potential sewer back-ups and surcharging.

Patels’ long-term recommendations were:

- Study and evaluate repair, rehabilitation, or replacement needs for 5th Street sewers.
- Perform TV camera inspection (resource permitting) of selectively identified sewers to ascertain their condition and identify needs for rehabilitation or repairs, including cured-in-place pipelining of sewers as an identifier for repairs to minimize I&I.
- Perform TV camera inspections and cured-in-place pipelining of sewers as identified in repairs to minimize I&I
- Perform a sewer system evaluation study to identify additional “bottlenecks” in the sewer system and needs for repairs, rehabilitation, and upgrade of the aging sewers, and prepare a budget estimate.
- Prepare a preliminary Asset Management plan with system age and any improvements that need to be compiled in it.
- Review CMOM budget account annually and adjust previously determined contributions to the CMOM budget.

Finally, Engineer Patel asked if the Council would like him to submit a final copy of the CMOM to IEPA. It was the consensus of the council that Patel submits the report on behalf of the city.

INVOICE #31966 FOR WATERMAIN IMPROVEMENTS

After reviewing the invoice, Commissioner Letizia made a motion to approve the invoice in the amount of \$9,282.50. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried 5-0.

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M & G INVOICE #32004

After reviewing the invoice for miscellaneous services, and watermain relocation at the I-57 exchange, Commissioner Schabbing made a motion to pay the invoice in the amount of \$5,921.88. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Schabbing, Edwards, Letizia, Williams, and Mayor Helm. Nays, none. Motion carried. 5-0.

WATERMAIN REPLACEMENT CHANGE ORDER #3

The Council reviewed the change order #3 for the water main replacement. Commissioner Edwards made a motion to approve the change order in the amount of \$21,127.30. Commissioner Letizia seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

WATERMAIN REPLACEMENT PAY REQUEST #5

After reviewing the pay request, Commissioner Edwards made a motion to pay the request in the amount of \$199,877.52. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

WATERLINE RELOCATION FOR IDOT PROJECT

After reviewing the bids for the project, Commissioner Edwards made a motion to accept the proposed drawing with an estimate of \$432,310.70. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

CITY HALL PARKING LOT

The council reviewed the bids for building a parking lot behind the Municipal Building, which would free parking on Chestnut Avenue. The bids were as follows:

Esker & Walker	\$ 65,488.64
Precision Concrete & Construction	\$ 79,115.17
John Lewis Concrete Construction	\$ 83,709.41
F & C Concrete Construction	\$ 87,048.00
JB Esker & Sons	\$ 94,260.60
Feutz Contractors	\$ 98,053.10
Akra Builders	\$113,233.17

After reviewing the bids, Commissioner Schabbing asked where the money was coming from to pay for this parking lot. City Administrator Evans said it could come from either TIF 1 or the general fund. Schabbing said she didn't want to drain either account. Evans and Foor agreed and thought the funds should come from the general reserve account. Commissioner Edwards made a motion to award the bid to Esker & Walker in the amount of \$65,488.64. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Williams, Schabbing, and Mayor Helm. Nays, Commissioner Letizia. Motion carried. 4-1.

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WALNUT AVENUE AND ALLEY RECONSTRUCTION

The council reviewed the bids for resurfacing Walnut Avenue and the alley between Chestnut & Walnut Avenue and 5th & 6th Street. The bids were as follows:

F & C Concrete	\$ 245,234.00
Akra Builders	\$ 296,624.52
Feutz Contractors, Inc.	\$ 310,010.00
JB Eskers & Sons, Inc.	\$ 350,088.00

The Council discussed where these funds would come from as well, and it was decided to pay for them out of the TIF 1 account. Commissioner Edwards made a motion to award the bid to F & C Concrete for \$245,234.00. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

TREE STUMP REMOVAL

A list of tree stumps was submitted to the Council by Superintendent Durbin, along with the following bids:

Kreke Corp	\$2500.00
J. Rentfro	\$3550.00
Shade Shifters	\$3720.00

After reviewing the bids, Commissioner Edwards made a motion to award the bid to Kreke Corp in the amount of \$2500. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

Commissioner Edwards also said that he was informed that some people were very disappointed that the council did not attend an Economic Committee meeting when a proposed business owner addressed the committee. Edwards said the remarks were that they have yet to hear or see anything, anything positive from the majority of people within the city government. He also said the comments were that the city has had an opportunity to build a new business since 2017, and the city has not shown any interest in accomplishing this, which means the city is missing out on millions of dollars.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

Commissioner Williams said that the lines are painted on 6th Street; however, the no-parking signs are not up yet. Also, the speed limit signs around the park and the Neoga Community Center are not done either. Williams also asked that the public works department sweep up the loose gravel at the intersections around town.

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ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 8:13 pm. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

Brenda Evans, City Clerk