



**REGULAR COUNCIL MEETING MINUTES OF THE  
CITY OF NEOGA  
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING  
533 CHESTNUT AVENUE, NEOGA, IL  
NOVEMBER 10, 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 Schabbing, Letizia, and Mayor Helm. Commissioners Williams and Edwards were absent. Others present were City Clerk Brenda Evans, City Treasurer Diana Foor, Chief of Police Schabbing, Superintendent Durbin, News Editor Billie Chambers, Mike Vonderheide, and Connie Vonderheide.

## **CONSENT AGENDA**

Mayor Helm read the consent agenda and asked if anyone wanted to remove anything from the agenda. With no objection to the agenda, Commissioner Letizia made a motion to approve the consent agenda items as presented. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

## **PUBLIC COMMENTS**

No comments were heard.

## **PUBLIC AFFAIRS, MAYOR HELM**

### **TOM STROHL, WATER AND SEWER ADJUSTMENT**

City Clerk Evans informed the Council that Mr. Strohl came into the office to ask for an adjustment to his utility bill due to an extra 2,000 gallons of water showing on the bill. Mr. Strohl said that he believes it was a computer error or an error on the employee's side. Evans explained that there were new meters installed recently, and the extra usage could be because the meters were reading more accurately. Evans said the public works employees went to the Strohl home and showed him that the actual reading was the same as the reading equipment. It was the consensus of the council not to issue an adjustment, so no action was taken.

### **ORDINANCE #1124-11-2025**

An Ordinance Authorizing Second Amendment to Contract for Private Development Pursuant to the City of Neoga, Illinois, Redevelopment Plan for Tax Increment Area (Lauren Massengill)

The Council agreed with the ordinance, and it will be placed on the consent agenda at the next meeting.

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### **RESOLUTION #04-11-2025**

A Resolution of the City Council of the City of Neoga, Illinois, Establishing a Schedule of Meetings for the Council and the Board of Zoning Appeals and Planning.

The Council reviewed the resolution and agreed to place it on the next consent agenda.

### **ORDINANCE #1125-11-2025**

An Ordinance Authorizing Execution of Lease Agreement (Strong Beginnings: Early Learning Center, Inc., as an Illinois not-for-profit corporation)

The Council reviewed the ordinance and agreed to place it on the next consent agenda.

### **ORDINANCE 1126-11-2025**

An Ordinance Authorizing Execution of Lease Agreement (Neoga Community Food Pantry, Inc., an Illinois not-for-profit corporation)

The Council reviewed the ordinance and agreed to place it on the next consent agenda.

### **ORDINANCE #1127-11-2025**

An Ordinance Authorizing Execution of Lease Agreement (Grace United Methodist Church, Neoga Backpack Ministries)

The Council reviewed the ordinance and agreed to place it on the next consent agenda.

### **MIKE & CONNIE VONDERHEIDE TIF APPLICATION**

Mike Vonderheide asked the council to review the TIF application. Vonderheide explained that they have owned the building for over twelve and a half years. Mr. Vonderheide said that they have spent over \$80,000 on the building for tuck pointing, roof, HVAC, and some windows. Vonderheide requested \$29,280.80, while the total project is estimated at \$34,248.00. Evans reminded the Council that they usually only award half the total project. It was the consensus of the council to wait until all the commissioners were present before they decided.

### **HOMETOWN CHRISTMAS DONATION**

The Council reviewed a donation request from the Neoga Partnership for Progress committee and the Neoga Bucks Club for the 2025 Hometown Christmas. They are partnering for this year's event. Commissioner Schabbing made a motion to donate \$500 to Hometown Christmas. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Schabbing, Letizia, and Mayor Helm. Nays, none. Motion carried. 3-0.

### **CLOSING CHESTNUT AVENUE**

City Administrator / Clerk Evans asked the Council to close Chestnut Avenue between 5<sup>th</sup> and 6<sup>th</sup> Street during the Hometown Christmas celebration on Saturday, November 29<sup>th</sup>. Commissioner Letizia made a motion to approve closing Chestnut Avenue during the Hometown Christmas event. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

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### **FINANCE, COMMISSIONER SCHABBING**

#### **ACCEPTING PENNIES**

The council discussed the problem with the banks not accepting pennies any longer. Evans informed the Council that Treasurer Foor and she have discussed continuing to accept pennies and having a credit or debit on someone's account.

### **PUBLIC PROPERTY, COMMISSIONER LETIZIA**

#### **M & G INVOICE #32112**

After the council reviewed the invoice, Commissioner Letizia made a motion to pay the \$15,000 invoice. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

#### **FARM LEASE**

City Administrator / Clerk Evans reminded the council that the farm lease with Damon Potter will be expiring in February 2026. Evans asked if the council wanted to renew the lease or ask for new bids. Commissioner Schabbing made a motion to renew the current lease if Mr. Potter agreed. Commissioner Letizia seconded the motion. Ayes, Commissioner Schabbing, Letizia, and Mayor Helm. Nays, none. Motion carried. 3-0.

#### **PURCHASE OF WATER METERS**

The council reviewed an updated invoice to purchase larger meters that were approved last month. The new price was due to the increased warranty on the meters. Commissioner Letizia made a motion to approve the quote for \$16,227. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

#### **WATER AND SEWER RATES**

City Administrator/Clerk Evans reminded the council that sewer rates are scheduled to increase by 5% in January 2026. Commissioner Letizia asked Treasurer Foor what the sewer fund looked like, and she reported there was \$1.4 million in water reserves and just over \$1 million in sewer reserves. It was the consensus to not increase sewer rates in January 2026. Evans said she would have an ordinance drafted to prevent rate increases.

### **STREETS AND ALLEYS, COMMISSIONER EDWARDS**

#### **2025 MFT**

City Administrator / Clerk Evans informed the council that the city office has received complaints regarding the dust on the streets that were oiled and chipped. Superintendent Durbin said that he has contacted Todd Fuller to get a quote on renting a street sweeper to remove the extra rock. Durbin said the city could rent the machine for \$475 per day, and he believes they could get it done within two days. Commissioner Letizia made a motion to rent the street sweeper for two days to remove the

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excess rock. Commissioner Schabbing seconded the motion. Aye, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

Superintendent Durbin also gave the Council his monthly report. Durbin also asked about the purpose of the report and expressed his concerns about the time it takes to do the report.

## **HEALTH AND SAFETY, COMMISSIONER WILLIAMS**

No report was given.

## **EXECUTIVE SESSION**

Commissioner Letizia made a motion to move into executive session at 8:15 p.m. for – Section 2 (c)(1) – Employee hiring, firing, compensation, discipline, and performance; as well as Litigation – Section (c)(11) – Pending, probable, or imminent litigation. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

## **RECONVENED AND ROLL CALL**

The meeting was reconvened at 9:32 p.m. Those present for roll call were Commissioners Schabbing, Letizia, and Mayor Helm

## **ADJOURNMENT**

Commissioner Letizia made a motion to adjourn the meeting at 9:33 pm. Commissioner Schabbing seconded the motion. Ayes, Commissioner Letizia, Schabbing, and Mayor Helm. Nays, none. Motion carried. 3-0.

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Brenda Evans, City Clerk