



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JANUARY 26, 2026**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Pro-tem Schabbing. The Pledge of Allegiance was recited. Those present were Commissioners Williams, Edwards, Letizia, and Mayor Pro-tem Schabbing. Others present were City Clerk Brenda Evans, City Treasurer Diana Foor, and Engineer Lee Beckman.

MINUTES

After reviewing the regular session minutes from January 12, 2026, Commissioner Edwards made a motion to approve the minutes as presented. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Letizia, Williams, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.

PUBLIC COMMENTS

No comments were made.

PUBLIC AFFAIRS, MAYOR HELM

PRESENTATION FROM MANJIT NAGR, NEOGA, ILLINOIS 1076, LLC

Mr. Nagr was not able to attend the meeting.

SAAAM PROPERTIES TIF AGREEMENT

The council reviewed the proposed TIF ordinance and contract. The ordinance and contract will be on the next agenda after they have been filed for seven (7) days.

AUTHORIZING THE SALE OF REAL ESTATE (747 MAPLE AVE., NEOGA, IL.)

The council reviewed the ordinance as presented. The ordinance will be placed on file for seven (7) days and presented at the next meeting.

CCDC MEMBERSHIP DUES

Commissioner Williams asked if the dues have increased, and Evans said no. Commissioner Williams made a motion to pay the 2026 membership dues for CCDC in the amount of \$1,000. Commissioner Edwards seconded the motion. Ayes, Commissioner Williams, Edwards, Letizia, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.

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FINANCE, COMMISSIONER SCHABBING

MONTHLY BILLS

After reviewing the bill list, Commissioner Williams made a motion to pay the monthly bills as presented in the amount of \$87,872.81. Commissioner Letizia seconded the motion. Ayes, Commissioner Williams, Edwards, Letizia, and Mayor Pro-Tem Schabbing. Nays, none. Motion carried. 4-0.

PUBLIC PROPERTY, COMMISSIONER LETIZIA

UPDATES FROM MILANO & GRUNLOH

Engineer Lee Beckman updated the council on the following projects:

Sewer Plant – Still in litigation, but hope to have something settled soon.

CDAP Water Grant – This project has been completed, and a close-out meeting was held.

ITEP – This project has been completed, as well as the grass seeding and mulching. There is still a section of sidewalk that will need to be replaced outside of the contract.

RLF & State Grant Project – The contractor has completed the project, and there is still \$141,000 in liquidated damages.

Rebuild IL/RISE Grant – The City applied for \$1,279,500, which will require \$426,500 in leverage. Announcements were made, but the city was not successful in obtaining the grant.

Community Facilities Grant – Rural Development did not fund this.

IDOT – The Rebuild IL/RISE Grant has been applied for. This was announced and was not successful.

Walnut Street & Alley – a pre-construction meeting was held in November, and the contractor plans to begin when the weather permits.

City Hall Parking Lot – The bids were opened, and the contractor will begin in the spring.

Watermain Relocation – The IDOT relocation project bids were opened in October. There will be a change order for a decrease of \$24,090, and work will begin as soon as the weather permits.

M & G INVOICE 32469

After reviewing the invoice, Commissioner Letizia made a motion to pay the \$2,172.50 invoice. The motion was seconded by Commissioner Williams. Ayes Commissioner Letizia, Williams, Edwards, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.

ACCEPTING OF CDBG SANITARY SEWER IMPROVEMENT GRANT

City Administrator / Clerk Evans informed the Council that the grant was awarded to the city for \$888,925. Commissioner Letizia made a motion to accept the grant. The motion was seconded by Commissioner Williams. Ayes, Commissioner Letizia, Williams, Edwards, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4—0.

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PROFESSIONAL SERVICE AGREEMENT WITH M&G FOR CDBG GRANT

Commissioner Letizia made a motion to pass the Professional Service Agreement with M&G for the CDBG grant administration. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Letizia, Williams, Edwards, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.

WALK SUBDIVISION FIRST ADDITION COVENANTS

A lengthy discussion was held regarding clarification on the covenants at Walk Subdivision First Addition. Evans asked the Council what changes they wanted to make other than allowing modular homes. The Council discussed the pros and cons of modular homes, prefab homes, engineered homes, and barndominiums. After a very lengthy discussion, Commissioner Williams made a motion that mobile homes, trailers, or manufactured homes are not allowed, but pre-fab, engineered, and modular homes are acceptable. Commissioner Edwards seconded the motion. Ayes, Commissioner Williams, and Edwards. Nays, Commissioner Letizia and Mayor Pro-tem Schabbing. Motion died. 2-2.

SALE OF LOT #3 WALKS SUBDIVISION FIRST ADDITION

City Administrator / Clerk Evans informed the Council that she has received an offer to purchase Lot #3 at Walks Subdivision First Addition. Evans said that the offer is to build a stick-built ranch house with a garage. Evans gave the council examples of the house plans as well. After a brief discussion, Commissioner Williams made a motion to sell the property. Commissioner Letizia seconded the motion. Ayes, Commissioner Williams, Edwards, Letizia, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

Commissioner Edwards informed the Council that he would like to discuss having IDOT work on a plan to extend 6th Street and Jennings Avenue for Walks Subdivision First Addition as well as 8th Street going east past Grove Avenue. It was the consensus of the council to proceed with contacting IDOT.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

No report was given.

ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 9:04 p.m. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Letizia, Williams, and Mayor Pro-tem Schabbing. Nays, none. Motion carried. 4-0.