



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
JUNE 8, 2026**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. The Pledge of Allegiance was recited. Those present were Commissioners Williams, Schabbing, Edwards, Letizia, and Mayor Helm. Others present were City Administrators/Clerk Evans, Superintendent Durbin, Police Chief Schabbing, Billie Chambers, Emre Ozmen, Julie Altman, Walt Altman, Allie Weber, and Mel Workman.

MINUTES

After reviewing the minutes, Commissioner Edwards made a motion to approve the minutes from May 26, 2026, 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 AFFAIRS, MAYOR HELM

GRACE AND GATHER DONATION

Walt and Julie Altman, owners of Grace and Gather, presented a check in the amount of \$20,000 to the Neoga Police Department. According to Walt Altman, their foundation has donated to the police department in the past, but this year he realized the importance of the police department in our community. Altman also touched base on their new adventure, Grace and Gather. Walt explained that Julie mentioned in passing that she would love to have a storefront that would complement other new businesses in Neoga. Walt said they discussed it further, so he approached Mel Workman about the project and how it would add another piece to his vision for Neoga. Altman proceeded to discuss their vision, and Julie's dream was to offer a place where, when someone walked through the front door, they would have a lasting memory of faith, family, and community. Both Julie and Walt said that this journey wouldn't be possible without God, their family, and Mel Workman. Grace and Gather is expected to open their doors in August of 2026 and will offer multiple items from home goods to food and drinks.

REGULAR CITY COUNCIL MINUTES
PAGE -2-
JUNE 8, 2026

COMMUNITY BENEFIT AGREEMENT

Emre Ozmen, Earthrise Energy, presented a Community Benefit Agreement to the Council to fund a project in Neoga. The council reviewed the agreement and asked if they could change the name of the project from Parking Lot repaving to Downtown Revitalization (Article 1 Section 1.1 c) and the payment schedule from three (3) payments to two (2), (Article II Section 2.1ii). Mr. Ozmen will have the agreement revised and resubmitted to the council.

MODERN FAMILY DINNER LEASE AGREEMENT

Owner of Modern Family Dinner, Allie Webber, thanked the Council for allowing her to lease the kitchen area for the past few years. Webber also asked the council to renew her contract at the Neoga Community Center for a five (5) year period at \$1,000 per month. Webber explained that her business is going well, but the expense of everything has increased tremendously, and although she is reducing expenses, her margin of profit is suffering. After a lengthy discussion, Commissioner Edwards made a motion to offer Weber an \$1100 per month lease agreement for three (3) years without an increase. Commissioner Schabbing seconded the motion. Ayes, Commissioner Edwards, Williams, Schabbing, and Mayor Helm. Nays, Commissioner Letizia. Motion carried. 4-1.

RESOLUTION 1142-06-26 A Resolution Authorizing the Execution of an Agreement for Cleaning the Municipal Building, Annex, and Community Building

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

RESOLUTION #1143-06-26 A Resolution Authorizing the Execution of an Agreement for Mowing and Maintenance Services

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

ZONING VARIANCE REQUEST FOR 1255 ASH AVENUE

The Council reviewed a written request from the Zoning Board to grant a variance request to Rex and Karen Lindley. The request was to allow a backyard setback of 15' instead of a 25' setback. According to the recommendation, there were no comments from other property owners during the public hearing. After a short discussion, Commissioner Letizia made a motion to allow for the variance. Commissioner Edwards seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

FINANCE, COMMISSIONER SCHABBING

TREASURER'S REPORT

After the council reviewed the treasurer's report, and without any questions asked, Mayor Helm ordered the report to be filed.

PUBLIC PROPERTY, COMMISSIONER LETIZIA

TREE REMOVAL QUOTES

Superintendent Durbin informed the council that a tree on E. 8th Street was hit by lightning and is too large for the public works department to take down. Durbin presented three quotes as follows.

Shade Shifters	\$3250.
Rentfro	\$3750.
Ordner's	\$3300.

After a brief discussion, Commissioner Letizia made a motion to have Shade Shifters remove the tree as soon as possible. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

CHANGE ORDER #4 FOR ALLEY PROJECT

The council reviewed the change order request in the amount of \$17,862.68. The change order was for asphalt along Walnut Avenue and the south end of the alley, along with the concrete beside the bowling alley. The asphalt was \$8,100, and the concrete was \$9,762.68. The concrete will be billed to Mel Workman. No motion was made until the figures were verified.

PAY REQUEST #4 FOR ALLEY PROJECT

After reviewing the pay request, Commissioner Edwards made a motion to pay the request in the amount of \$49,647.77. Commissioner Schabbing seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Motion carried. 5-0.

PUBLIC HEALTH AND SAFETY, COMMISSIONER WILLIAMS

Commissioner Williams informed the council that the sidewalk between 11th Street and Neoga Estates had been run over by a large tractor and broke the concrete sidewalk. City Administrator / Clerk Evans said the sidewalk was installed almost 20 years ago by the First Christian Church. Evans said that she is not sure if the sidewalk is on IDOT right-of-way or private property. It

REGULAR CITY COUNCIL MINUTES
PAGE -4-
JUNE 8, 2026

It was the consensus of the council to contact the farmer and IDOT to see if it is on private property or IDOT right-of-way; however, the sidewalk needs to be repaired soon.

Commissioner Schabbing mentioned to the Council that Neoga's 170th Birthday is June 16, 2026. Schabbing was hoping that the city could have some kind of celebration, so she asked everyone to watch for updates in the future.

Commissioner Letizia informed everyone at the meeting that he feels the Neoga Businesses are exceptional, and that everyone should support them.

EXECUTIVE SESSION

Commissioner Letizia made a motion to move into executive session at 8:36 p.m., for Personal Section 2 (c) (1) – Employee hiring, firing, compensation, and performance. The motion was seconded by Commissioner Edwards. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

RECONVENED AND ROLL CALL

The meeting was reconvened at 9:03 pm. Those present for roll call were Commissioners Williams, Schabbing, Edwards, Letizia, and Mayor Helm.

ADJOURNMENT

Commissioner Letizia made a motion to adjourn the meeting at 9:07 p.m. Commissioner Edwards seconded the motion. Ayes, Commissioners Letizia, Williams, Schabbing, Edwards, and Mayor Helm. 5-0.