



**REGULAR COUNCIL MEETING MINUTES OF THE
CITY OF NEOGA
HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING
533 CHESTNUT AVENUE, NEOGA, IL
AUGUST 24, 2026**

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 Commissioner Williams, Schabbing, Edwards, Letizia, and Mayor Helm. Others present were City Administrator / Clerk Brenda Evans, City Treasurer Diana Foor, Building Inspector Jeff Morrison, Engineer Lee Beckman, Ryan Magnoni from US Solar, Sarah Walk, and Chad Walk.

MINUTES

After reviewing the regular and executive session minutes from August 10, 2026, 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

Ryan Magnoni, US Solar, told the council that he wanted to request that the council approve the proposed variance allowing the solar project within the extra-territorial jurisdiction south of Neoga. Magnoni explained that this would allow the city to save \$1,000 to \$1,500 annually if they would like to participate in the community solar program as well. He also explained that they have worked with local property owners and will be investing over \$200,000 in landscaping to curb their concerns about aesthetics in the area. Mr. Magnoni also reminded the council that they have received approval from the Cumberland County board and the Neoga Township supervisor. He thanked the council for their time and consideration.

Sarah Walk, a local property owner adjacent to the proposed solar farm, thanked Mr. Magnoni for his determination regarding the solar project; however, Walk asked the council to deny the proposed variance due to the health concerns of the residents. Walk confirmed that the project has agreed to place landscaping around the project. She also reminded the council that area residents could benefit from the community solar program, but it was not limited to just the Neoga or Cumberland County area. This program would allow anyone to sign up for the program and could eliminate those who do not participate immediately in the program. Mrs. Walk also reminded the council that the Neoga Zoning Board of Appeals has not taken this project lightly and recommended denying the variance request. Walk also raised the question that if it was approved, would this set a precedent to allow other solar farms within the extra-territorial jurisdiction closer to the city limits?

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PUBLIC AFFAIRS, MAYOR HELM

VARIANCE REQUEST FOR USS RAIL SOLAR

Commissioner Edwards thanked Mr. Magnoni for an outstanding job explaining the project and the time dedicated to it; however, he is not in favor of the project because he has concerns about wildlife, property values declining, and the fact that solar is dependent on sunlight.

Commissioner Schabbing said that she understood Commissioner Edwards' concerns and had her own concerns regarding the long-term effects for years to come and how the farmland could be brought back to farming purposes once the lifespan of the solar farm was complete.

Commissioner Letizia commented that he has many concerns about the solar farm, but he feels that the city should not tell property owners how to use their property. After no other comments were voiced, Commissioner Edwards made a motion to deny the variance request. Commissioner Williams seconded the motion. Ayes, Commissioner Edwards, Letizia, Williams, Schabbing, and Mayor Helm. Nays, none. Motion carried. 5-0.

SPECIAL EVENT LIQUOR LICENSE FOR SOOEYFEST

Commissioner Letizia made a motion to approve a special event liquor license for this year's Soeeyfest. Commissioner Edwards seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

PURCHASE FOR POLICE DEPARTMENT

After the Council reviewed the quote for the police department, Commissioner Letizia made a motion to purchase the computer and two monitors in the amount of \$1,813.80. Commissioner Edwards seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

RESOLUTION #05-08-26 A Resolution Authorizing the Execution of a Community Development Agreement

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

CUMBERLAND COUNTY CEO PROGRAM

City Administrator / Clerk Evans informed the council that the pledge to the Cumberland County CEO program was due again. Evans explained that they did not have enough students enrolled this year, so the program would not be meeting; however, the board was still requesting the

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pledged amount. After a lengthy discussion, it was decided to ask Kevin Jansen to attend the meeting for clarification on what the money would be used for.

REMOVAL OF BUSINESS SIGN AT 6TH & WALNUT AVENUE

Commissioner Schabbing requested that the old blue business sign on the corner of 6th Street & Walnut Avenue be removed. Commissioner Edwards made a motion to remove the sign. The motion was seconded by Commissioner Schabbing. Ayes, Commissioner Edwards, Letizia, Schabbing, and Mayor Helm. Nays, none. Commissioner Williams abstained. Motion carried. 4-0.

FINANCE, COMMISSIONER SCHABGING

MONTHLY BILLS

After reviewing the bill list, Commissioner Schabbing made a motion to pay the monthly bills as presented in the amount of \$183,246.34. The motion was seconded by Commissioner Letizia. Ayes, Commissioner Schabbing, Edwards, Letizia, Williams, and Mayor Helm. Nays, none. Motion carried. 5-0.

PUBLIC PROPERTY, COMMISSIONER LETIZIA

UPDATES FROM MILANO & GRUNLOH

Engineer Lee Beckman handed out the project update sheet to the council and explained the following:

- CDAP Water Grant – a walkthrough of the project has been done, and a punch list has been developed and completed.
- City Hall Parking Lot – the project is complete, and a final walkthrough was done to verify there are no outstanding items. A final pay estimate will be completed.
- Watermain Relocation – The contractor is substantially complete.
- DCEO Sanitary Sewer – The City received \$888,925 in DCEO grant funds for sanitary sewer relining/improvements. The grant agreement has been received, and the project will be advertised this fall.

REPAIRS TO VETERANS' MEMORIAL

The council reviewed the quotes from Adams Memorial and Pyramid Marble to repair the tablets at the Neoga Veterans' Memorial. Treasurer Foor told the council that Pyramid Marble's quote was to remove the tablets, and the city would have to find someone else to repair the concrete. Adams Memorial's quote was to take the worst leaning tablet off, repair the concrete, and find out what was happening under it. Adams' quote did guarantee the work. Commissioner Letizia made a motion to have Adam's repair one tablet and see what needs to be done for the others. The motion was seconded by Commissioner Williams. Ayes,

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Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

INVOICE #33132 FOR MISCELLANEOUS SERVICES 2026

After reviewing the invoice, Commissioner Letizia made a motion to approve the invoice in the amount of \$4,787.50. Commissioner Edwards seconded the motion. Ayes, Commissioner Letizia, Williams, Schabbing, Edwards, and Mayor Helm. Nays, none. Motion carried. 5-0.

STREETS AND ALLEYS, COMMISSIONER EDWARDS

Commissioner Edwards informed the Council that the Public Works Department is working on cleaning the air pods at the wastewater treatment plant as well as switching out the blowers. Edwards also noted that there were several potholes at the intersection of 4th and Locust Avenue.

HEALTH AND SAFETY, COMMISSIONER WILLIAMS

Commissioner Williams said that he has noticed property around town that needs to be maintained; however, some homeowners are already addressing them. He also asked for an update on the building located on 7th Street that has partially collapsed. Evans explained to him that information and pictures have been forwarded to the city attorney to declare the building as dangerous and unsafe.

In other business, Mayor Helm asked the council to begin talking about adding road signs to 5th Street and Wilson Avenue. Commissioner Edwards agreed that 5th Street cannot withstand the heavy traffic and the possibility of an accident on Burrows Avenue. City Administrator / Clerk Evans said she will get in touch with the TGM manager to see what they would recommend.

ADJOURNMENT

Commissioner Edwards made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Commissioner Williams. Ayes, Commissioner Edwards, Williams, Schabbing, Letizia, and Mayor Helm. Nays, none. Motion carried. 5-0.

Brenda Evans, City Clerk