



**REGULAR COUNCIL MEETING MINUTES OF THE CITY COUNCIL OF  
NEOGA HELD IN  
CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 533 CHESTNUT  
JANUARY 18, 2010, AT 7:00 P.M.**

## **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Mayor Modglin, and the Pledge of Allegiance was recited. Those present were: Commissioners Kepp, Varner, Groves, Mayor Modglin, and City Clerk Evans. Absent was Commissioner Lindley. Others present were Superintendent Hagerstrom, City Treasurer Diana Foor, Police Chief Gerald Mattern, Matt Johnson with Foth Infrastructure, Keith Moran, Local Businessman Ken Righter, and Employee Tom Helm.

## **MINUTES**

After reviewing the regular session minutes from January 4, 2010, Commissioner Kepp made a motion to approve the minutes as presented. The motion was seconded by Commissioner Varner. Ayes, Commissioners Kepp, Varner, Groves, and Mayor Modglin. Nays, none. Motion carried. 4-0.

## **PUBLIC AFFAIR**

### APPOINTMENT OF FOIA OFFICER

A brief discussion was held about the appointment of a FOIA officer, and with little discussion, Commissioner Kepp made a motion to appoint City Treasurer Foor. The motion was seconded by Commissioner Groves. Ayes, Commissioner Kepp, Varner, Groves, and Mayor Modglin. Nays, none. Motion carried. 4-0.

### APPOINTMENT OF CCDC REPRESENTATIVES

City Clerk Evans informed the Council that the past year the representatives were Kevin Jansen and Bill Stiechmann, and that both gentlemen have agreed to represent the City again this year. Commissioner Varner made a motion to reappoint both Jansen and Stiechmann as representatives for the 2010 year. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Varner, Groves, Kepp, and Mayor Modglin. Nays, none. Motion carried. 4-0.

### FOIA POLICY

City Clerk Evans said that she has asked the City of Effingham for a copy of their policy; however, their attorney has not completed it as of yet. Evans said that she should have it by the next meeting.

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TIF DISTRICTS

Keith Moran from Moran Economic Development explained how TIF districts work and their advantages and disadvantages. Moran gave an example for a piece of property and how the benefits could work for the City along with other taxing bodies. The typical cost to develop a TIF district is expensive, but with the correct negotiations a business will help pay for the district as long as they receive a percentage back. Moran said that most TIF districts cost between \$18,000 - \$30,000. Neoga's may cost around \$25,000 with all the mailings and legal work. Moran would give the City a schedule of everything that needs to be done and where the project is at all times. Moran said that he can give references like Mt. Vernon, Edwardsville, and West Frankfort. Mayor Modglin thanked Moran for explaining the TIF District, and said that the Council would be in touch with him.

**FINANCE**

BILLS

After reviewing the bills, Commissioner Kepp made a motion to pay the bills totaling \$24,999.37. The motion was seconded by Commissioner Varner. Ayes, Commissioner Kepp, Varner, Groves, and Mayor Modglin. Nays, none. Motion carried 4-0.

TREASURER REPORT

After reviewing the treasurer report, Mayor Modglin ordered the financial report to be placed into the files of the City Clerk.

RESOLUTION #01-01-10

A Resolution to Abate the 2010 Tax Levy Set Forth in Ordinance No. 751-03-05 Which Authorized the Issuance of General Obligation Waterworks and Sewerage Bonds. After reviewing the Resolution, Commissioner Kepp made a motion to pass the Resolution as presented. The motion was seconded by Commissioner Varner. Ayes, Commissioner Kepp, Varner, Groves, and Mayor Modglin. Nays, none. Motion carried. 4-0.

COST CUTTING / SAVING IDEAS FOR THE CITY OF NEOGA

Commissioner Groves said that he has done some research, and believes that there should be 43 hours left in a week after the water and sewer operations are taken care of.

Commissioner Groves said that he would like for Superintendent Hagerstrom to develop a project plan so that the commissioners know what to tell the general public when they are asked questions about projects. Mayor Modglin said that he feels the supervisors need to run the departments, but he understood that need and asked Hagerstrom to give the Council a more detailed list of projects for the Council. Superintendent Hagerstrom recommended that the City not put flags up this year due to the cost of replacing the poles, brackets, flags, and renting a bucket truck. Hagerstrom also recommended not putting the Christmas lights up either.

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## **PUBLIC PROPERTY**

### SUPERINTENDENT HAGERSTROM REPORT

Superintendent Hagerstrom handed out a report to the Council on what the public works department has been doing. The report included the following:

Water:

- Read meters
- Had lot of missed meters to re-read because of snow
- Ran disconnects & leak checks
- Dealt with cut service line at NAPA building
- Dealt with customer's flooded crawlspace

Sewer:

- Took pump 1, c-well to Rawlings 2X for testing
- Ran more trouble-shooting on pump 1, c-well
- Found cracked / broken wire lead 4' from motor, repaired
- Built roof structures for lift-stations
- Hauled roof structures to site

Streets:

- Spread sand & plowed snow after Jan 6<sup>th</sup> snowstorm
- Rented bucket-truck & took down Christmas lights and ground displays
- Borrowed trailer & hauled displays to shop & stored
- Installed new radiator in '92 GMC (little dump truck)

Misc:

- Picked up steel for shop
- Picked up discarded Christmas trees

### TRUE LIFT STATION

Superintendent Hagerstrom said that there was nothing new to report.

### WATER RATE SUMMARY

Matt Johnson from Foth Infrastructure explained the addition to the rate study and explained that this study had additional information which is not typically in a water rate study. Johnson said that at this time Foth would not recommend any increase in the water rates; however, they do recommend the following changes:

1. Discontinue taking dollars out of the water account to help fund the sewer account.
2. Increase the sewer rates \$2.15 per 1000 gals to assist in paying for the sewer debt already incurred.

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3. Streamline the billing system by installing radio reading equipment.
4. Update the production of the system to an automated system.

Johnson said that the above investments would be paid back within 10 years and after that the city would begin saving more than \$100,000 annually. This money could be used to update the distribution system. Johnson also strongly recommended implementing an annual or bi-annual CPI increase for both the water and sewer rates.

Johnson said that the City should not feel pressured to make any decision at this time. The deadlines that E J has set for the City have been done, so the lines can be in place if the City chooses to purchase water from E J.

**STREETS AND ALLEYS**

No report was given

**HEALTH AND SAFETY**

No report was given.

**EXECUTIVE SESSION**

Commissioner Groves made a motion to move into executive session for Personnel – Section 2 (c) (1) – Employee hiring, firing, compensation, discipline and performance at 9:38. The motion was seconded by Commissioner Kepp. Ayes, Commissioners Grove, Kepp, Varner, and Mayor Modglin. Nays, none. Motion carried. 4-0.

**RECONVENED AND ROLL CALL**

The meeting was reconvened at 11:24 p.m. on a motion from Commissioner Varner, and seconded by Commissioner Kepp. Those present for roll call were: Commissioners Kepp, Varner, Groves, and Mayor Modglin.

**ADJOURNMENT**

A motion was made by Commissioner Groves to adjourn the meeting at 11:27 p.m. The motion was seconded by Commissioner Kepp. Ayes, Commissioner Kepp, Varner, Groves, and Mayor Modglin. Nays, none. Motion carried. 4-0.

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Howard W. Modglin, Mayor

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Brenda Evans, City Clerk

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Date