

City of Neoga

PUBLIC HEARING MINUTES, AND REGULAR MEETING MINUTES OF THE CITY COUNCIL OF THE CITY OF NEOGA MUNICIPAL BUILDING 533 CHESTNUT DECEMBER 17, 2001, 7:00 P.M. AND 9:15 P.M.

PUBLIC HEARING

Mayor Mercer called the Public Hearing to order at 7:00 p.m. Council Members present were: Commissioners Warner, Modglin, Varner, Altman, and Mayor Mercer.

PUBLIC INPUT ON THE HOG FINISHING FACILITY PROPOSED TO BE LOCATED SOUTH WEST OF THE CITY OF NEOGA.

Mayor Mercer opened the Public Hearing at 7:00 p.m. Mayor Mercer stated that the purpose of the Hearing was to gain public input on the proposed construction of a "wean to finish," 2000 hog-operation to be constructed by Chris and Michele Apke on Mike O'Neill property located about a half-mile from the city. Various issues of concerns were addressed, such as, Water contamination concerns, Odor's Emissions & waste, Public Health, Economic Impact, and Family Farming Versus corporate.

Mayor Mercer noted that "they are allowed legally, to do what they have proposed. But, the aesthetic effects on the Neoga community is a moral mistake." Additionally, he reported that the Illinois Pork Producers has indicated to the Apkes that, due to the location and the prevailing winds, the proposed location would not be a good place to build their hog facility. Julie Brussell, a Hydro-geologist addressed issues such as possible contamination of ground water caused by flooding, possible failure of holding pits for waste, or spreading of manure on farm fields causing build up of nitrogen and phosphorous.

Commissioner Warner addressed the issue of Odor's, Emissions, and waste.

Commissioner Warner discussed a wind study showing that prevailing winds place Neoga directly downwind from the proposed facility. Noting, that 89 times out of 100 the winds come from the southwest. Mayor Mercer discussed issues pertaining to health. He stated that the location of Neoga's park, elementary school, and the Heartland Christian Village Nursing Home could pose potential health risk. John Letizia the Director of Heartland Christian Village said that the quality of life for elderly patients in the Nursing Home would be very adversely impacted by this hog facility. He said that the residents of the Nursing Home liked to have their window open during good weather and spend time outdoors. However the smell from the hog operation would make this virtually impossible.

Bill Steichman speaking in his capacity as President of Cumberland County Development Corporation and as Superintendent of Neoga Schools discussed the negative economic impact of the proposed hog facility. Steichman said that if the facility causes property values to decrease it would mean less money for the school district. Additionally, he noted that numerous studies have shown that the presence of a hog farm of this size lowers property values and drives away residents from the area. He quoted a number of studies which indicated that values of properties impacted by these types of facilities often decrease by 10 to 35 percent. Steichman indicated as president of CCDC he could testify that efforts are constantly being made to bring in businesses that create jobs and help to improve the quality of life for residents, however, this isn't one of those. John Letizia, director of Heartland Christian Village nursing home said that the farm was only expected to create 1.5 jobs for the area, and the nursing home employees 80 people.

Commissioner Modglin discussed family farming versus corporate. Modglin noted that the City Council's intentions are to do what is best for this community and this has generated a lot of concerns. The meeting was opened up to questions and answers at this point. Dave Walk a local hog farmer said he wasn't arguing the location, but stated there was a lot of misinformation out there and asked those present to turn negative efforts into positive. However everyone else who spoke or asked questions was very concerned about the negative impact of the proposed facility. Bill Albin passed around a sign-up sheet and requested those who wished to be on a committee to work toward stopping construction of the facility to please sign. Several residents indicated they would be interested in joining a group that will resist the proposal. The committee asked to use the community room on Wednesday night at 7:00 p.m. to begin preparing strategies.

Mayor Mercer closed the public hearing at 9:00 p.m., and stated that the City Council would convene in the Board Room for the regular December 17, 2001, council meeting.

REGULAR MEETING MINUTES OF THE CITY COUNCIL
OF THE CITY OF NEOGA, CITY COUNCIL CHAMBERS
DECEMBER 17, 2001, 9:15 P.M.

CALL TO ORDER

Mayor Mercer called the meeting to order at 9:15 p.m. Those present were: Commissioners Altman, Varner, Warner, Modglin, and Mayor Mercer.

MINUTES

Commissioner Varner made the motion, seconded by Commissioner Modglin, to approve the regular meeting minutes of December 3, 2001. Yeas, Commissioners Varner, Altman, Modglin, Warner, and Mayor Mercer. Nays, none. Motion carried. 5-

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Commissioner Altman made the motion, seconded by Commissioner Modglin, to approve the special meeting minutes of December 13, 2001. Yeas, Commissioners Altman, Modglin, Varner, Warner, and Mayor Mercer. Nays, none. Motion carried. 5-0

Commissioner Modglin made the motion, seconded by Commissioner Warner, to approve the executive meeting minutes of December 3, 2001. Yeas, Commissioners Warner, Varner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

PUBLIC AFFAIRS

RESOLUTION NO. 20-12-01

A RESOLUTION IN OPPOSITION TO THE CONSTRUCTION OF A PROPOSED 2000 HOG FINISHING FACILITY.

Commissioner Modglin made the motion, seconded by Commissioner Altman, to approve Resolution No.20-12-01. Yeas, Commissioners Varner, Altman, Warner, Modglin, and Mayor Mercer. Nays, none. Motion carried. 5-0

Motion: Commissioner Altman made the motion, seconded by Commissioner Modglin, to grant permission to Uptown Food & Spirits to remain open on News Years Eve, Monday, December 31, 2001, until 1:00 p.m. January 1, 2002. Yeas, Commissioners Varner, Warner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

RESOLUTION NO. 21-12-01

A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE OF THE CITY OF NEOGA.

Commissioner Warner made the motion, seconded by Commissioner Modglin, to approve Resolution No.21-12-01, and to pay appraisal fee of \$500 and closing cost. Yeas, Commissioners Modglin, Warner, Varner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

Council reviewed the plans submitted by ROMOR Construction giving further details of how the property will be utilized that they have requested a zoning change from Residential Estates to C2 Highway business.

Motion: Commissioner Modglin made the motion, seconded by Commissioner Warner, to re-zone approximately 5 acres of the property to C2 Highway Business, contingent upon receipt of legal description. Yeas, Commissioners Varner, Warner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

FINANCE

BILLS

After reviewing the monthly bills Commissioner Modglin made the motion, seconded by Commissioner Altman, to pay the bills in the amount of \$126,795.60. Yeas, Commissioners Modglin, Varner, Warner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

ORDINANCE NO. 713-12-2001

AN ORDINANCE TO AMEND ORDINANCE NO.515-12-87 ENTITLED "AN ORDINANCE FIXING THE SALARIES OF EMPLOYEES OF THE CITY OF NEOGA."

Commissioner Modglin made the motion, seconded by Commissioner Altman, to approve Ordinance No. 713-12-2001. Yeas, Commissioners Varner, Warner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

PUBLIC PROPERTY

PAYMENT OF INVOICES FROM DAILY & ASSOCIATES ENGINEERS

After review Commissioner Varner made the motion, seconded by Commissioner Modglin to pay the following bills. Job No. 581.11 for Design & construction engineering service for the new access road, sanitary sewer pump station & water main extension for the industrial park on US Route 45 in the amount of \$51,715.17, and Job No. 581.13 for preparation of subdivision plat for the Route 45 Industrial Park in the amount of \$2,899.81. Yeas, Commissioners Varner, Modglin, Warner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

REPORT FROM SUPERINTENDENT DOUGLAS

Douglas told the Council that he is now a certified operator for the sewer plant. Council congratulated Douglas on passing the Certified Operator Exam. Additionally, Commissioner Warner complimented Douglas and his employees on their handling of the sewer main backup today.

PUBLIC HEALTH & SAFETY

Commissioner Altman, reported that the Animal Control Warden has submitted his resignation. The City Clerk was instructed to advertise the position in the paper. Brief discussion was held on reviewing the method of payment for animal control, no action was taken at this time.

RECESS INTO EXECUTIVE SESSION

Commissioner Modglin made the motion, seconded by Commissioner Altman, to move into executive session at 10:30 p.m., for the purpose of Section 2 (c)(1) Personnel - performance and discipline. Yeas, Commissioners Modglin, Warner, Varner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

RECONVENED AND ROLL CALL

This meeting reconvened on motion by Commissioner Altman, seconded by Commissioner Modglin. Those present for roll call were: Commissioners Warner, Modglin, Varner, Altman, and Mayor Mercer.

ADJOURN

Commissioner Altman made the motion, seconded by Commissioner Varner, to adjourn the regular meeting of December 17, 2001, at 10:43 p.m. Yeas, Commissioners Varner, Warner, Modglin, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

** The "Official Minutes" are on public record at the City of Neoga Municipal Building - 533 Chestnut - Neoga, IL. I, Bill Dugan, have scanned and formatted the minutes as presented to me and ask forgiveness for any honest errors or typos that I may have made in the preparation.