



**REGULAR MEETING MINUTES
OF THE CITY COUNCIL OF THE CITY OF NEOGA HELD IN
CITY COUNCIL CHAMBERS MUNICIPAL BUILDING 533 CHESTNUT
APRIL 7, 2003, 7:00 P.M.**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Gary A. Mercer and the Pledge of Allegiance was recited. Those present were: Commissioners Modglin, Altman, Warner, Varner, and Mayor Mercer.

MINUTES

Commissioner Modglin made the motion, seconded by Commissioner Warner, to approve the regular and executive meeting minutes of March 17, 2003. Yeas, Commissioners Modglin, Warner, Varner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

PUBLIC AFFAIRS

PRESENTATION BY EFFINGHAM MANUFACTURED HOMES

Lisa Hardwick, representing Effingham Manufactured Homes, told the Council that a customer wanted to bring one of their products into Neoga. She said the particular home that this customer wished to purchase did not have the required yellow sticker signifying that it is a modular home. However, she said that Effingham Manufactured Homes is maintaining that the home does meet all plumbing, electrical, etc., codes.

Commissioner Warner told Ms. Hardwick that he had recently attended a Manufactured Housing model home demonstration project. Warner said "that at no point in time do I want the City of Neoga to allow housing to come in with a metal frame left under the home. However, I am in favor of Modular housing which is fastened down to the foundation." Commissioner Warner told the Effingham Manufactured Homes representatives that he realizes that this type of housing has progressed by leaps and bounds and that he wished to listen and learn from them at this time.

Council discussed at length the structure of the proposed housing and how that particular type of housing is fastened to the foundation. Overall the type of floor, wind tolerance, and way of anchoring or fastening down the structure to the foundation was discussed thoroughly. Lisa Hardwick told the Council that she felt the changes in construction during the past five years has been tremendous. She said she thought the Council should make judgement calls on a case by case basis. Make decisions on good zoning or bad zoning or well built or poorly built homes on a case by case basis.

The Council told the representatives from Effingham Manufactured Homes, they felt they had made a wise decision in 1999 when the new Zoning Ordinance was put into place by requiring

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that the Modular Seal be on any home of this type. Council told Lisa Hardwick that they understood that their type of housing may be of very good quality, however, many other companies build homes that are not up to those same standards. It was the consensus of the Council that the only way they had available to them to control this type of situation is to require the yellow sticker on the breaker panel put on by the Illinois Department of Public Health. Therefore, each home must qualify by the standards of the Illinois Department of Public Health. Council thanked the representative from Effingham Manufacturing Homes for their input.

FINANCE

PAY REQUEST DAILY & ASSOCIATES ENGINEERS, INC.

Commissioner Modglin made the motion, seconded by Commissioner Altman, to approve pay request invoice 3/17/03 design and construction engineering services in the amount of \$4,605.65. Yeas, Commissioners Altman, Varner, Modglin, Warner, and Mayor Mercer. Nays, none. Motion carried. 5-0

PUBLIC PROPERTY

SUPERINTENDENT HAGERSTROM REPORT

Hagerstrom told the council that the Massey tractor is back and the repairs will be at a cost of a little over \$4000.

STORAGE SHED PROPERTY AND OLD CHEESE FACTORY PROPERTY

Brief discussion was held on a 60ft. By 60 ft. piece of property owned by the City which was the old cheese factory property. It was noted that the Methodist Church is interested in acquiring this property. Council would like to work with the Church.

Commissioner Varner told the Council that it looked like the Fire Department really does not have a need for the old storage shed property. Motion: Commissioner Varner made the motion, seconded by Commissioner Altman, to put the property up for bid with the requirement that the building be torn down within 60 days from purchase. Yeas, Commissioners Altman, Varner, Warner, Modglin, and Mayor Mercer.

STREET & ALLEY'S

MFT STREET PROGRAM

Commissioner Warner reported that he had called Daily & Associates and they are working up a pro-forma for 6th street. They did a topo from Trowbridge road to east of the Christian Church on 6th street. Commissioner Warner will get with Daily to follow through on this process for the MFT street program for this year.

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EASTERN ILLINOIS RAILROAD

Commissioner Warner complimented Superintendent Hagerstrom for working with the railroad to clean up the area on 5th street. Additionally, the city attorney is to write a letter to the railroad in regard to the crossing on 7th street being in such bad repair. They need to repair the crossing and sidewalk.

PUBLIC HEALTH & SAFETY

PROPERTY ON CORNER OF 4TH AND CHESTNUT

Lengthy discussion was held about a complaint made by James Brown about all of the inoperable vehicle's on the property owned by Greg White on the corner of 4th and Chestnut. It was noted that large rodents, snakes, etc., have been seen coming from that location. Police Chief Mattern reported that he has tagged vehicles on the Ray Deadmond property and on the Greg White property. Also, discussed was the problem of getting someone to tow the vehicles away. Chief Mattern said he had talked to Dan Ballinger about towing them, however, he was not interested because there is no money in it. Mattern reported that he has been in touch with Robert Huffstutler, who is representing Greg White, and Mr. Huffstutler is working to remove some of the vehicles from the property. Chief Mattern will follow through within ten days on the tagging process.

CITY WIDE CLEANUP

Only one bid was received for the city wide cleanup. After review, Motion: Commissioner Altman made the motion, seconded by Commissioner Warner, to approve hiring of Prairie State to conduct the city wide cleanup. Date to be set at next council meeting. Yeas, Commissioners Altman, Warner, Varner, Modglin, and Mayor Mercer. Nays, none. Motion carried. 4-0

Chief Mattern, the City Attorney, and Commissioner Altman are to meet to put together a new ordinance in regard to junk vehicles. Zoning Board Chair Rex Lindley will talk to City Attorney about sign and demolition ordinance.

RECESS INTO EXECUTIVE SESSION

Commissioner Altman made the motion, seconded by Commissioner Modglin, to move into executive session to discuss Section 2 (c)(1) the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body. Yeas, Commissioners Modglin, Varner, Warner, Altman, and Mayor Mercer. Nays, none. Motion carried. 5-0

RECONVENED AND ROLL CALL

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

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ADJOURN

Commissioner Altman made the motion, seconded by Commissioner Varner, to adjourn the regular meeting of April 7, 2003, at 9:30 P.M. Motion carried via voice vote.

Gary A. Mercer, Mayor

Patricia D. Ehrhart, MMC, City Clerk