

**REGULAR CITY COUNCIL MEETING
105 S MAIN ST
FARMER CITY, ILLINOIS
TUESDAY, SEPTEMBER 6, 2022
6:00 P.M.
AGENDA**

PRELIMINARY MATTERS

1. Call to order
2. Roll call
3. Pledge of allegiance to the flag
4. Public Comment
5. Proclamations/presentations/recognitions - Rail Safety Proclamation
Moran Economic Development presentation

CONSENT AGENDA

The following items will be adopted on a single motion without discussion unless a council member requests separate consideration:

- A. Approval of the minutes of the August 1, 2022 council minutes
- B. Fund Warrant List

UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.

NEW BUSINESS--Ordinances and resolutions for initial consideration

- A. Ordinance 1087 an ordinance adding Chapter 112: Mobile Food Vendors.
- B. Ordinance 1088 an ordinance amending ordinance 577 renaming Olive Avenue to Olive Street.
- C. Ordinance 1089 an ordinance amending Chapter 51: Combined Waterworks and Sewerage System.
- D. Ordinance 1090 an ordinance of the City of Farmer City, DeWitt County, Illinois authorizing the establishment of TIF "interested parties" registries and adopting registration rules for such registries for southwest redevelopment project area TIF #2.
- E. Ordinance 1091 an ordinance fixing a time and place for a public hearing in connection with proposed amendments to the redevelopment plan for southwest redevelopment project area number 2 of the City of Farmer City, DeWitt County, Illinois, and related matters.
- F. Resolution 2022-73 a resolution concerning the replat of a replat of lots 1, 2, 4, 12 and 13 of Moss Lake Subdivision.
- G. Approval of MFT budget.
- H. Approval to reject all tree removal bids.
- I. Discussion regarding proposed amendments to the Vacant Property Registry Ordinance.
- J. Discussion about Christmas tree lighting.
- K. Approve of Master Service Agreement with ABM Building Solutions for \$90,000.

EXECUTIVE SESSION

OTHER ITEMS

1. City manager report
2. Non-agenda items and other business

ADJOURNMENT

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (309) 928-2842, 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

**Proclamation
National Rail Safety Week**

WHEREAS, 2,148 rail grade crossing collisions resulted in 658 personal injuries and were responsible for 238 fatalities in the United States during 2021; and

WHEREAS, 1,151 trespassing incidents have occurred in the United States resulting in 528 pedestrians being killed and another 623 injured while trespassing on railroad property rights of way during 2021; and

WHEREAS, educating and informing the public about rail safety, reminding the public that railroad right of ways are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws will reduce the number of fatalities and injuries; and

WHEREAS, the International Association of Chiefs of Police, National Operation Lifesaver, United States Department of Transportation, and all local, state, county, and railroad law enforcement officers, first responders, and railroad corporations commit to partnering together in an effort to educate at a national level all aspects of railroad safety, to enforce applicable laws in support of National Rail Safety Week;

THEREFORE, I, Scott Testory, mayor, do hereby attest my full support proclaiming September 19th to 25th, 2022, National Rail Safety Week and I encourage all citizens to recognize the importance of rail safety education.

Scott Testory, mayor

Farmer City, IL



MINUTES OF THE FARMER CITY, ILLINOIS

CITY COUNCIL REGULAR MEETING

AUGUST 1, 2022 6pm

Roll call Present: Councilmembers Shelley Friedrich, David Walsh, Willard McKinley, Jason Strough and Mayor Scott Testory.

Also, in attendance: City Manager Sue McLaughlin, City Clerk Angie Wanserski and City Attorney Joe Chamley.

Pledge of allegiance to the flag

Public Comment Mark Browning was in attendance and expressed his concern regarding the recently adopted vacant housing ordinance.

Proclamations/presentations Prairie Engineers presented council with the Final Sidewalk master plan and Water/Sewer master plan. He asked for their considerations and figures on sidewalk and water/sewer improvements. They used feedback provided from a public involvement meeting and engineer assessments to reach their determinations.

CONSENT AGENDA

- A. Approval of the minutes of the July 5, 2022 council meeting.
- B. Fund Warrant List

MOTION by McKinley to approve consent agenda. Seconded by Friedrich. Voted unanimously. Motion carried.

UNFINISHED BUSINESS

NEW BUSINESS

- A. Resolution 2022-72 2022 Heritage Days donation of \$7500 from the Hotel/Motel account. Chris Risler attended the council meeting to represent Heritage Days. She provided council with their 2022 budget and 2023's anticipated budget. Fundraising had been lower than anticipated due to COVID and receiving the city funds would allow them to book next year's entertainment.
MOTION by Walsh to approve Resolution 2022-72 2022 Heritage Days donation of \$7500 from the Hotel/Motel account. Seconded by Friedrich. Voted unanimously. Motion carried.
- B. Discussion of Ordinance XXXX An Ordinance Amending Chapter 91, Section 17 (H) "Loud, Disturbing and Unnecessary Noises"
Farmer City currently does not have a noise ordinance. Introducing one would help to solidify hours, exceptions and define violations. There was some brief discussion regarding fireworks and the raceway, which will both be exceptions. This item will be brought back for action at a later meeting.
- C. Discussion of food vendor ordinance.
There have been complaints from a local restaurant regarding food trucks. Council is in agreement that they want to bring food trucks into town. Having food trucks register would ensure local sales tax is being paid and ensure they are meeting state health standards. Council would like to propose the following fees for a food truck permit: \$25 per day, \$100 for 6 months, and \$200 for a yearly fee.

EXECUTIVE SESSION

OTHER ITEMS

City Manager report

City manager McLaughlin thanked the city of Leroy for the use of their vacor truck. Pool hours for August have been reduced from 12-5pm. We are losing employees that are returning to school. The last day of operation will be August 14th. The walls of the deep well are buckling, the pool will be drained after closing for maintenance. The new playground should be getting the remaining parts in a week. On September 9th a 1950's creature feature movie is set to be filmed in Farmer City. They are wanting to use 1 block of Main Street. South Park concession stand is coming along.

Non-agenda items and other business

Councilman Strough brought up issues of speeding on side streets. CM McLaughlin said the Chief is looking into solutions. This will be discussed more at the next council meeting.

ADJOURNMENT

MOTION by McKinley to adjourn meeting. Seconded by Walsh. Voted unanimously. Motion carried.

Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	
170		
Redline Gutters	800.00	INSTALLED GUTTERS AND DOWNSPOUT ON GUN RANGE BUILDINGS
Total 170:	800.00	
520		
IEPA DIVISION OF WATER POLL	2,500.00	SLUDGE PERMIT FEE
Total 520:	2,500.00	
530		
ILLINOIS ENVIRONMENTAL PR	6,993.00	TITLE V PERMIT FEE
POPEJOY ROOFING	74,281.00	ELECTRIC ROOF
Total 530:	81,274.00	
Grand Totals:	84,574.00	

Vendor Name	Net Invoice Amount	
100		
BOB'S IMPORTS	12,764.00	REPLACEMENT PICKUP TRUCK STREET DEPT FIRE
Total 100:	12,764.00	
Grand Totals:	12,764.00	

Vendor Name	Net Invoice Amount	
100		
PRESTO X PEST CONTROL	53.11	ADM - PEST CONTROL
WATTS COPY SYSTEMS INC	190.76	ADM COPIER
US Postmaster	170.00	ONE YEAR POST OFFICE BOX FEE
City of Farmer City	404.37	ADM
T-MOBILE	30.56	ADM
SPRINT	299.52	POL TELEPHONE
UNIVERSITY OF ILLINOIS	210.00	OFFICER HALLS TASER TRAINING
City of Farmer City	88.48	POLICE
SIMPLIFIED COMPUTERS	45.00	POLICE
SIMPLIFIED COMPUTERS	11.25	POLICE
PF Pettibone & Co.	19.00	POLICE ID
MITCHELL'S TRUCKING	295.92	CA 6
FAMILY TREE SERVICE	900.00	SPLIT TREE EMERGENCY - 220 W GREEN
FRONTIER	32.41	STREET
City of Farmer City	28.19	STREET
CNH CAPITAL PRODUCTIVITY P	37.09	OIL CHANGE ON MOWER
Grainger	688.17	BLOWER KIT AND STRING TRIMMER KIT
Menards	317.59	PARKS
ALTORFER INC.	2,349.33	BACKHOE REPAIR
GAMETIME	2,119.77	STREET
BOB'S IMPORTS	12,764.00	REPLACEMENT PICKUP TRUCK STREET DEPT FIRE
SIMPLIFIED COMPUTERS	11.25	PARKS
City of Farmer City	495.67	PARK
IMCO UTILITY SUPPLY CO	410.00	HYDRANTS FOR SOUTH PARK
McMaster-Carr	215.65	PARKS SUPPLIES
MISTI MELGOSA	133.77	SHIRT AND BOOTS REIMBURSEMENT
City of Farmer City	1,404.49	POOL
Total 100:	23,725.35	
150		
MIDSTATE ASPHALT REPAIR	13,516.80	SPRAY PATCHER
Total 150:	13,516.80	
290		
FARMER CITY CHAMBER OF C	1,000.00	CHRISTMAS PARADE DONATION
Total 290:	1,000.00	
490		
GFL ENVIRONMENTAL	12,231.84	MONTHLY GARBAGE SERVICE
Total 490:	12,231.84	
510		
City of Farmer City	1,956.57	WATER
Menards	21.99	SUPPLIES
IMCO UTILITY SUPPLY CO	54.00	Meter WASHERS
Water Products Co.	252.00	WATERMAIN REPAIR PARTS
Total 510:	2,284.56	
520		
PACE ANALYTICAL SERVICES	99.97	CHEMICALS
PACE ANALYTICAL SERVICES	67.60	SEWER
City of Farmer City	6,449.67	SEWER

Vendor Name	Net Invoice Amount	
AQUA-AEROBIC SYSTEMS INC	746.53	TERTIARY FILER PARTS
G.A. RICH & SONS	8,996.28	TERTIARY FILTER REHAB
Total 520:	16,360.05	
530		
Walker Tire Service	298.50	REPLACE FLAT TIRE ON BOBCAT
F. C. AUTO BODY	1,865.23	ELECTRIC VEHICLE MAINT
FUTURA	869.30	ELECTRIC
City of Farmer City	2,309.97	ELECTRIC
HEARTLAND AG, INC	31.50	TORDON
NAPA	24.57	OIL DRY
ANIXTER INC	1,839.58	SLEEVE DISCONNECT
ANIXTER INC	7,950.00	600V UNDERGROUND WIRE
Total 530:	15,188.65	
Grand Totals:	84,307.25	

An Ordinance Adding Chapter 112: Mobile Food Vendors

WHEREAS, the Mayor and the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) desire to encourage private enterprise to provide goods and services to its citizens and to also maintain a clean and healthy environment free from public nuisances; and

WHEREAS, mobile food vendors frequently use city roads, parks and services and the City has invested significant public funds to maintain and upgrade city roads, parks and services and the Corporate Authorities of the City desire to regulate mobile food vendors for the betterment of the health and safety of all citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:

Section 1. New Chapter 112. Chapter 112, entitled “Mobile Food Vendors”, as set forth in Exhibit A to this Ordinance, Sections 112.01 through 112.22, inclusive, is hereby added to the Farmer City Code, “Chapter 112 – Mobile Food Vendors” which is hereby adopted.

Section 2. Invalidity. Should any section or provision of this Ordinance be declared to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. Effective Date. The provisions of this Ordinance shall become effective immediately following its passage, approval and publication as required by law. For any penalty imposed by this Ordinance, said sections shall become effective 10 days following its passage, approval and publication as required by law.

Section 4. Conflict. All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

Section 5. Publication. The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY,
COUNTY OF DEWITT, ILLINOIS THIS 6th DAY OF SEPTEMBER, 2022.

AYES: ___ NAYES: ___ ABSTAIN: ___ ABSENT: ___

PASSED this 6th day of September, 2022.

Angie Wanserski, City Clerk

APPROVED this 6th day of September, 2022.

Scott Testory, Mayor

Chapter 112 – Mobile Food Vendors

§ 112.01: Definitions

Beverage means any non-alcoholic liquid, hot or cold, intended for use in whole or in part for human consumption. Alcohol beverage sales by mobile food vendor units is not allowed.

Brick-and-Mortar Business is a business lawfully operating at a fixed location within a building in the city limits.

Public Property means all outdoor areas that are owned, or leased as lessee, by the city or one of the city's departments, or upon which the city or one of its departments has an easement or right of way including, but not limited to, streets, alleyways sidewalks, plazas, parking lots or other areas adjacent to buildings owned by the city or one of its departments.

Mobile Food Vendor and/or Unit means a person who sells, serves, offers for sale, or gives away food or beverages from any self-contained mobile unit, independent with respect to water, sewer and power utilities, capable of moving or being moved, is meant to be portable and is not permanently attached to the ground, consisting of an enclosed truck, trailer, bus, or similar vehicle that contains equipment used for sale and/or preparation of food or beverage merchandise and is closed up when not in operation.

A mobile ice cream truck, whose route is residential only, and that does not park or locate in any one place for longer than ten minutes, is not considered a mobile food vendor unit for purposes of this chapter, but only as it pertains to Section Thirteen: Location Restrictions.

Novelty Mobile Food Vendor Unit is a two-wheeled mobile unit that operates within the city limits of Farmer City 10 times or less a calendar year. The City of Farmer City manager and clerk will be the sole arbiters whether any specific vendor qualifies as a novelty mobile food vendor.

Private Property means all outdoor areas that are not owned or leased by any governmental agency or entity, including, but not limited to, streets, alleyways, sidewalks, plazas, parking lots, or other areas adjacent to buildings not owned by a governmental agency or entity.

Special Event is any event so designated by the City of Farmer City.

Restaurant is a place where people pay to sit and eat food that is cooked or baked and served on premises.

§ 112.02: Operations Generally

It is unlawful to locate a mobile food vendor unit in the city except in accordance with the provisions of this chapter.

§ 112.03: Permit to Operate

- a. It is unlawful to locate a mobile food vendor unit in the city without first having secured a City of Farmer City permit to do so as provided by this chapter.
- b. A separate permit shall be required for each mobile food vendor unit.

§ 112.04: Mobile Food Vendor Permit Application

Any person desiring a permit under this chapter shall submit a fully completed application to the city clerk at least fourteen days prior to the proposed date of utilizing the mobile food vendor unit in the City. Applicants may be owners or operators of mobile food vendor units, or private entities. The application must set forth or have attached the following information as specified.:

- a. The applicant's name, current physical address, phone number, email address and date of birth;
- b. The name, current physical address, and phone number of the person or entity the applicant is employed by or represents, and the length of time of such employment or representation. The name, if any, of the person or entity that owns or operates the vehicle and/or trailer, if different from the name of the mobile food vendor unit;
- c. The license plate number of the mobile food vendor unit vehicle to be used to serve customers;
- d. The type of products to be sold;
- e. The place or places where the mobile food vendor unit will operate and a written statement, if applicable, from the owner of any private business property authorizing the applicant to use the property.
- f. The mobile food vendor unit may enter into a lease agreement with a business property owner to have their mobile food vendor unit located long-term on the business owner's property at the location of the business. At the time of the application, the owner of the business property and the mobile food vendor unit must notify the city of the arrangement, and the mobile food vendor unit must follow all conditions and terms of this Ordinance.
- g. The duration of the permit being sought;

§ 112.05: Mobile Food Vendor Permit Prerequisites

An application for a permit under this chapter shall not be considered unless proof of the following is provided with the application:

- a. A copy of a valid driver's license of the individual that will be operating the mobile food vendor unit;
- b. A copy of the Illinois registration for the mobile food vendor unit.
- c. Proof of registration as a business with the Illinois Secretary of State, if a corporation or limited liability company;
- d. Proof of a federal employer tax identification number;

- e. Proof of insurance in the amount required by this chapter;
- f. A liability insurance policy covering the subject vehicle and/or trailer.
- g. A copy of the vehicle and/or trailer's registration.
- h. A copy of the Food Handler's Certificate for each employee as required by the Illinois Department of Public Health; and
- i. A copy of the proper mobile food vendor unit license from the Illinois and/or Bureau County Health Department.

§ 112.06: Permit Duration and Fee

- a. Each applicant shall pay a permit fee in accordance with the schedule set forth below. The year-to-year permit period runs from January 1 through December 31.

The following fee schedule goes into effect January 1, 2023:

- (1) A One Day Permit: \$25 (7 AM to 10 PM)
- (2) A Consecutive Six-Month Permit: \$100
- (3) One Year Permit: \$200

- b. The following listed organizations and/or entities, while required to obtain a permit under this chapter, are exempt from having to pay fees, so long as the proceeds raised are used exclusively for religious, charitable or educational purposes:

- (1) Churches
- (2) Schools
- (3) Benevolent organizations
- (4) Fraternal organizations
- (5) Other similarly situated organizations. The City shall be the sole arbiter of whether an organization or entity is such an organization.

- c. Also exempt from paying fees, but otherwise required to obtain a permit, is any brick-and-mortar restaurant located within the city limits of Farmer City, who also operates a mobile food vendor unit.

§ 112.07: Cessation of Business

No deductions or rebates shall be allowed from the fee for a permit issued pursuant to this chapter for any part of the term of which the permit holder does not engage in such business.

§ 112.08: Business Insurance and Indemnity

- a. Each applicant for a permit shall provide a certificate of insurance to the City of Farmer City Clerk, insuring the applicant, and explicitly naming the City of Farmer City as co-insured, against liabilities and in the amounts relative to such activity:

- (1) Commercial general liability of not less than \$500,000;

- (2) The insurance shall provide for 30 days prior written notice to the City of Farmer City if coverage is changed, cancelled or non-renewed.
- b. The City of Farmer City shall be named as an additional insured on the permittee's liability policy on a primary, noncontributory basis for any liability arising directly or indirectly from the operation of a mobile food Vendor unit, and the permittee shall indemnify, defend and hold the city harmless from any loss that results directly or indirectly from the permit issuance.

§ 112.09: Permit Issuance

- a. The clerk shall within 7 days of receipt of the completed application issue the business permit to the applicant if the clerk finds the following:
 - (1) Compliance with all provisions of this chapter;
 - (2) The applicant has not had a prior permit issued under this chapter, or any other similar permit or license authorized by a different governmental entity, suspended or revoked; and
- b. Failure of the clerk to issue a permit within seven days of completion of the application constitutes denial of the application.

§ 112.10: Permit Transferability

A permit issued pursuant to this chapter shall not be transferable.

§ 112.11: Permit Identification

- a. All permits issued by the clerk under this chapter shall be prominently displayed on the mobile food vendor unit and shall be shown to any person who requests to view the permit.
- b. Failure to display or exhibit a permit in accordance with this section may be grounds for suspension or revocation of the permit.

§ 112.12: Safety and Ordinance Inspections

If, at any time, the City of Farmer City, or State or County officials believe that a mobile food vendor unit operating within the city limits of Farmer City is not in compliance with the mobile food vendor unit ordinance or state or local health regulations, the mobile food vendor unit must allow inspections as pertains to the following:

- a. *City Ordinances and Police and Fire Department Regulations.* All health, safety, and parking regulations applicable to mobile food Vendors, must be complied with at all times, as well as Police and Fire department guidelines. City representatives, police, and fire personnel will be permitted to inspect mobile food Vendors to ensure all Ordinances and Regulations are being complied with while operating within the city limits, whether on public or private property. Failure to permit an inspection by a City representative, Police Officer or Fire Department personnel may result in suspension or revocation of the vendor Permit.

- b. *State.* Mobile Food Vendors must ensure that they are following the Illinois Department of Public Health FDA Food Code and all other State Health, safety or sanitation requirements applicable to Mobile Food, Beverage and Ice Cream Vendors.
- c. *County.* Vendors must ensure they are following the Dewitt County Health Department regulations and all other County health, safety or sanitation code applicable to Mobile Food, Beverage and Ice Cream Vendors.

§ 112.13: Location Restrictions

(I) Mobile Food Vendor Units:

- a. No mobile food vendor unit shall locate in an alleyway.
- b. No mobile food vendor unit shall locate on the private property of a business unless the private property business owner has provided the mobile food vendor unit permission to operate on said property.
- c. No mobile vendor unit shall operate within a one block radius of a Special Event unless prior approval has been granted by either the operator of the special event or by the City of Farmer City.
- d. No mobile food vendor unit shall be located in a manner that would impede or prevent use of any City of Farmer City owned property, or which would endanger the safety or property of the public.
- e. No mobile food vendor unit shall be located within fifteen feet of any fire hydrant.
- f. No mobile food vendor unit operating on private business property shall displace required parking, handicap parking or displace landscaping, nor block any drives, parking access aisles, fire lanes, sidewalks, or accessible routes required for private parking.
- g. No mobile food vendor shall park near an intersection and in a manner that blocks the line-of-sight of drivers using adjacent roadways.

§ 112.14: Days and Hours of Operation

Mobile food vendor units are allowed to operate in the City of Farmer City seven days a week, from 7 AM until 9 PM, whether on public property or on the property of a private business however;

Mobile food vendor units that set up at a public property location must not do so earlier than 6:30 AM, and they must vacate the premises no later than 9:30 PM.

§ 112.15: Special Events

Special events, as defined, are designated by the City of Farmer City:

- a. From time to time, there may be a business, or a community service-related organization, that wants to hold a special event on public property that is not sponsored by the City of Farmer City or the Farmer City Chamber of Commerce or other entity, where mobile food vendor unit(s) are preferred. Special events, as such, will

first be applied for via a City of Farmer City Special Event Application no later than 2 weeks prior to the special event, on which the request for a mobile food vendor unit(s) shall be documented. It is the special event organizer and the mobile food vendor's responsibility to ensure approval by the city of the special event before advertising and holding any such special event;

- b. Mobile food vendor unit limitations regarding locations, alcohol sales and hours of operation do not apply to special events on public property that are sponsored by the City of Farmer City, City of Farmer City Tourism or the Farmer City Chamber of Commerce. Mobile food vendor units must comply with all other terms and conditions provided for in this chapter.

§ 112.16: Additional Taxing Districts Within The City

Farmer City Fire Protection District, Blue Ridge School District, Santa Ana Township, DeWitt County:

- a. Mobile food vendor units are allowed to operate on properties owned and maintained by the aforementioned taxing bodies, irrespective of zoning, via invitation and permission of the taxing body, so long as the event occurs on the property of the taxing body, within the City of Farmer City, and the event benefits the taxing body that is hosting the event. Mobile food vendor units must comply with all other terms and conditions provided for in this chapter.

§ 112.17: Tax Revenue

All sales by mobile food vendor units operating anywhere in the city that are subject to sales and use tax, and that occur while operating within the city limits of Farmer City, must be reported with required payment to the Illinois Department of Revenue, with the City of Farmer City identified as the point of sale.

§ 112.18: Standards of Conduct

All mobile food vendor units shall conform to the following standards of conduct:

- a. Mobile food vendors shall conduct themselves at all times in an orderly and lawful manner, and shall not make, or cause to be made, any unreasonable noise of such volume as to be in violation of the City of Farmer City Noise Ordinance;
- b. A device may not be used that amplifies sounds or draws attention to a mobile food vendor unit by an aural means or a light producing device such as bull horns or strobe lights;
- c. No mobile food vendor unit may be permanently or temporarily affixed to any object, including but not limited to buildings, trees, telephone poles, streetlight poles, traffic signal poles or fire hydrants;
- d. No mobile food vendor unit may be used to advertise any product which is not authorized to be sold from that unit;
- e. Each mobile food vendor unit shall protect against littering and shall have both an adequate trash receptacle and a separate receptacle for recyclable materials:
 - (1) The trash and recyclable receptacles shall be emptied sufficiently often to allow disposal of litter and trash by the public at any time;
 - (2) The trash and recyclable receptacles on the mobile food vendor unit shall not be

- emptied into trash or recyclable receptacles owned by the City of Farmer City;
- (3) Liquid from the mobile food vendor unit shall not be discharged on or in a city sewer or drain or elsewhere on city property, nor on private property;
- f. Before leaving any location, each mobile food vendor unit shall first pick up, remove and dispose of all trash, refuse and/or recyclable material, including products spilt on the ground within twenty feet of the mobile food vendor unit;
 - g. No mobile food vendor unit shall expose any pedestrian to any undue safety or health hazards nor shall it be maintained so as to create a public nuisance;
 - h. Mobile food vendor units shall not be stored, parked or left overnight on any city property;
 - i. Foods, oils and greases shall never be discharged into the city's sewer or storm drains, or city owned trash receptacles, nor on any public or private property;

§ 112.19: Restriction on Use and Permits

The City of Farmer City has exclusive authority to restrict the use of mobile food vendor units and the issuance of permits for mobile food vendor units under the following conditions:

- a. The city may restrict the use of mobile food vendor units in certain designated areas of the city at any time in the event of an emergency declared by the mayor, the chief of police, the fire chief and/or and duly appointed designee; and
- b. Absent an emergency, the city may restrict the use of mobile food vendor units in areas that would typically allow operation after providing affected mobile food vendor unit permit holders written notice of the restriction at least twenty-four hours in advance of the restriction going into effect.

§ 112.20: Suspension or Revocation of Permit

- 1. Any mobile food vendor unit permit issued under this Ordinance may be suspended or revoked by the Mayor if the Mayor finds any of the following to be true:
 - a. The Vendor failed to permit an inspection by a City representative, and/or Police Officer or Fire Department personnel or by the county or state health department;
 - b. An inspection reveals that the Vendor is not operating in a manner that is safe to the health, safety and welfare of the public;
 - c. The mobile food vendor unit is operating or has operated in a location within the city that is not permitted;
 - d. The mobile food vendor unit failed to abide by a city official's or Police Officer's request to relocate due to the vendor blocking, obstructing or interfering with vehicular, bicycle or pedestrian flow;
 - e. An operator of the mobile food vendor unit vehicle is convicted of moving violations while operating under a mobile food vendor unit permit while in the City of Farmer City;
 - f. The mobile food vendor unit has failed to maintain all the certificates, licenses and permits required by state, county or local Ordinances, or is not in compliance with the State, County or City's laws and regulations, including but not limited to the Illinois Department of Public Health Food Service Sanitation Code and any other State, County or City regulations that apply to mobile food vendor units; and
 - g. If a mobile food vendor unit fails to report to the Illinois Department of Revenue, for the purpose of sales tax, that Farmer City is the Point of Sale on all transactions that occur while operating in the City of Farmer City, which would result in the City of

Farmer City not receiving due sales tax revenue.

- h. The mobile food unit or unit has otherwise violated or failed to comply with this Chapter.

Appeal. If the Mayor suspends or revokes the mobile food vendor unit's permit, City of Farmer City staff will mail a notice of suspension or revocation to the address listed on the permit application and will state the reasons for the suspension or revocation. The mobile food vendor unit may appeal a decision of the Mayor to the City Council within fourteen (14) days of the mailing date. The City Council shall hear the appeal within 30 days, and the decision of the City Council will be final.

§ 112.21: Violations and Penalties

In addition to suspension or revocation of a permit, any person, partnership, limited liability company or corporation that violates any provision of this chapter, shall also be subject to the following penalties:

- 1. Operating a mobile food vendor unit without a valid City of Farmer City permit.

First Offense	\$400
Second Offense within any 12-month period	\$500
Third Offense, or each thereafter, within any 12-month period	\$750

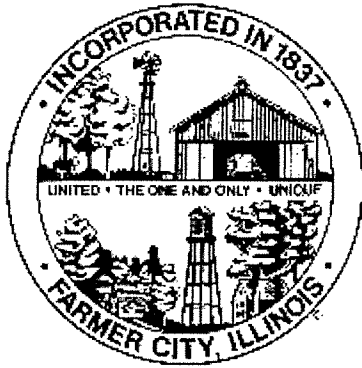
- 2. Failure to comply with any other provision of this chapter:

First Offense	Written Warning
Second Offense within any 12-month period	\$200
Third Offense within any 12-month period	\$400
Fourth Offense, or each thereafter, within any 12-month period	\$750

If a mobile food vendor is fined a monetary amount under either sub-section, the mobile food vendor unit's permit will be suspended until such time that the fine is paid in full.

§ 112.22: Reservation of Rights

- a. The City of Farmer City reserves the right to change, modify, clarify any section and sub-section of this chapter at any time deemed necessary;
- b. If an unforeseen issue presents itself that is not addressed in this chapter, the City of Farmer City reserves its sole right to resolve at its discretion;
- c. Any change or modification or clarification to any section and sub-section of this chapter that is deemed to be restrictive to mobile food vendor units, will go into effect the following January upon passage of an amendment to this Ordinance;
- d. Any change or modification or clarification to any section and sub-section of this chapter that is deemed to be beneficial to mobile food vendor units shall be effective immediately, upon passage of an amendment to the chapter;
- e. The foregoing notwithstanding, any change or modification that arises out of a health or safety concern, regardless whether it benefits or further restricts mobile food vendor units, shall be effective immediately, upon passage of an amendment to the chapter.



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Olive St

A resident brought to my attention that the City adopted an ordinance back in 1991 to change several street names including Olive St. to Olive Ave.

However, it was determined that 9-1-1, first responders, the post office and even GPS use Olive St. The resident requested that we officially change it back to Olive St. to be in line with the known use. Staff has no issues with making it uniform.

156513

STATE OF ILLINOIS: S.S.
COUNTY OF DEWITT: S.S.
FILED FOR RECORD IN SAID COUNTY ON
THE 15 DAY OF July
A.D. 19 91 BY 8:24 O'CLOCK A.M.
James H. [Signature] RECORDER
James H. [Signature] CLERK

ORDINANCE NO. 577

Be It Ordained by the City Council of the City of Farmer City, Illinois:

Section 1. That certain streets within the City limits of the City of Farmer City be named or redesignated as follows:

That State Route 54, from the east City limits to the west City limits line is designated as "Clinton Avenue".

That all of U.S. 150 from the north to the south or east City limit lines is designated as "Grove Street".

That the street referred to as "Olive", which is located 1 block east and 1 block west of Main Street, is designated as "Olive Avenue".

That Township Road #1400N, which runs west from John Street to the City limits be designated as "Depot Road".

That the cul-de-sac north of Richardson Street, immediately east of Woodlawn Country Club in Glen Oak Subdivision, be designated "Oak Lane".

Section 2. This ordinance shall become effective upon its ratification and publication.

AYES: Wells, Whitehouse, Newberry, Tharp, Walsh

NAYES: none

MAYOR [Signature]
J. WILLARD MCKINLEY

ATTEST [Signature]
KELLI MCMILLAN
DEPUTY CITY CLERK

DATED: 15 July 1991

ORDINANCE 1088
AN ORDINANCE AMENDING ORDINANCE 577
RENAMING OLIVE AVENUE TO OLIVE STREET

WHEREAS, the City of Farmer City is an Illinois municipal corporation, organized and operating pursuant to the laws and constitution of the State of Illinois; and

WHEREAS, the City named certain streets in Ordinance 577;

WHEREAS, the City has determined that governmental agencies such as 911 and the U.S. Postal Service consider Olive Avenue to be Olive Street;

WHEREAS, the residents of Olive Avenue have requested that it be officially changed to Olive Street;

NOW, THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Farmer City, DeWitt County, Illinois, that:

Section 1. Ordinance 577 is hereby amended, in part, to read the same as follows, with respect to “Olive”:

That the street referred to as “Olive”, which is located 1 block east and 1 block west of Main Street is designated as “Olive Street.”

Section 2. Should any section or provision of this Ordinance be declared to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. Effective Date. The provisions of this Ordinance shall become effective immediately following its passage, approval and publication as required by law.

Section 4. Conflict. All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

Section 5. Publication. The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

Approved and passed this 6th day of September 2022.

AYES: ___ NAYS: ___ ABSTAIN: ___ ABSENT: ___

Scott Testory, Mayor

Angie Wanserski, city clerk



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Sewer ordinance amendment

As part of our NPDES permit renewal and subsequent Sewer Use Ordinance review, we found that we needed to update our Wastewater/Public Sewer ordinance, per the EPA.

We are therefore recommending an additional section as stated in the attached ordinance, Section 51.091 Discharges to Sewer, Approval by Wastewater Treatment Superintendent

It generally states that any public or private owners of wastewater collection systems that connect to ours will have procedures in place to protect and control pollutants in these discharges.

This is language currently being used in the City of Canton and is recommended by our engineer and City Attorney.

Ordinance No. 1089

An Ordinance Amending Chapter 51: Combined Waterworks and Sewerage System

WHEREAS, the Mayor and the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) desire to set rules and regulations for the City’s sewerage system that promote the health, safety and welfare of the community; and certain amendments will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:

Section 1. New Section 51.091. Chapter 51, entitled “Combined Waterworks and Sewerage System” is hereby amended to add a new Section 51.091 to the Farmer City Code as follows:

§ 51.091: DISCHARGES TO SEWERS, APPROVAL BY WASTEWATER TREATMENT SUPERINTENDENT:

(A) Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers, or to a natural outlet approved by the wastewater treatment superintendent. Industrial cooling water or unpolluted process waters may be discharged on written approval of the wastewater treatment superintendent, to a storm sewer, combined sewer, or natural outlet.

(B) Owners of all other wastewater collection systems, whether public or private, with combined sewers tributary to Farmer City’s wastewater collection system shall have procedures in place prior to the discharge of any material to Farmer City’s system, which shall be approved by the wastewater treatment superintendent to ensure that the following items are achieved consistent with federal, state and local standards:

1. Inspect the collection system on a regularly scheduled basis.
2. Clean and maintain sewers, catch basins and regulators on a regularly scheduled basis.
3. Inspect and perform preventative maintenance on all lift stations.
4. Repair collection system problems in a timely manner. Replace sewers where necessary.
5. Detect and eliminate illegal connections.
6. Detect, prevent, and eliminate dry weather overflows.
7. Operate the collection system to maximize storage capacity. Operate the combined sewer portions of the collection systems to delay the entry of storm flow into the system.
8. Operate the treatment and collection systems to maximize treatment.

Section 2. Invalidation. Should any section or provision of this Ordinance be declared to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. Effective Date. The provisions of this Ordinance shall become effective immediately following its passage, approval and publication as required by law. For any penalty imposed by this Ordinance, said sections shall become effective 10 days following its passage, approval and publication as required by law.

Section 4. Conflict. All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

Section 5. Publication. The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY,
COUNTY OF DEWITT, ILLINOIS THIS 6th DAY OF SEPTEMBER, 2022.

AYES: ___ NAYES: ___ ABSTAIN: ___ ABSENT: ___

PASSED this 6th day of September, 2022.

Angie Wanserski, City Clerk

APPROVED this 6th day of September, 2022.

Scott Testory, Mayor



Memo

To: City of Farmer City

From: Moran Economic Development

CC:

Date: August 30, 2022

Re: Southwest Redevelopment Project Area (TIF 2) Amended, -
Procedural Items

Ordinances to be passed on September 6, 2022:

NOTE: Please have attorney or designated staff review and change as necessary.

1. **Ordinance Establishing the Interested Parties Registry & Rules-** This ordinance, which the City is required to pass under the TIF Statute, establishes the Interested Parties Registry. The Interested Parties Registry allows all individuals who reside, or have places of business, within the City to receive all necessary information regarding the TIF District. As you know, extending a TIF is a process. This Registry allows those persons on it to receive certain items. (i.e. TIF Plan) NOTE: Taxing Districts are automatically on the IP. Having passed this Ordinance, the City will publish, in the local paper, a copy of the Notice of the Registry's availability for those who wish to register (see below; #5.).
2. **Interested Parties Rules-** This is also a part of the above Ordinance.
3. Attached also is the **Interested Parties Registration Form**. (Also, part of the Ordinance) Copies need to be made available to the public at City Hall. Essentially this is the form that the public can complete to get their names on the Interested Parties Registry. (NOTE: again, the taxing districts are automatically on this list) Keep this in two separate TIF folders (for each TIF) notated as "Interested Parties". In this folder will be kept:
 - 1) The signed Ordinance establishing the IP Registry,
 - 2) The IP Registry Rules,
 - 3) Copy of the IP Registry Publication Notice,
 - 4) Completed copies of this form and,
 - 5) A running list of those on the IP list.
4. The **Ordinance Establishing the Public Hearing Date** of November 7, 2022 for TIF 2 Amended.

ORDINANCE NO. 1090

AN ORDINANCE OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS
AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES AND ADOPTING REGISTRATION RULES
FOR SUCH REGISTRIES FOR SOUTHWEST REDEVELOPMENT PROJECT AREA
TIF #2

WHEREAS, pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “**Act**”), the City of Farmer City, DeWitt County, Illinois (the “**Municipality**”) is required to establish certain “**interested parties**” registries and adopt registration rules for such registries; and

WHEREAS, the Municipality desires to adopt this Ordinance in order to comply with such requirements of the Act.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:

Section 1. The above recitals are incorporated into this Section 1 and made a part hereof by this reference.

Section 2. The City Clerk is hereby authorized and directed to create an “**interested parties**” registry in accordance with Section 11-74.4-4.2 of the Act for each redevelopment project area created and established under the Act and not terminated by the Municipality, whether now existing or created and established after the adoption of this Ordinance.

Section 3. In accordance with Section 11-74.4-4.2 of the Act, the Municipality hereby adopts the registration rules attached as an exhibit hereto (the “**Registration Rules**”) as registration rules for each such “**interested parties**” registry. The Municipality, with the written consent of the City Attorney as to form and legality, shall have the authority to amend such Registration Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by, and not inconsistent with, the Act.

Section 4. The appropriate officers of the Municipality will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, and other actions as may be reasonably required or desirable for better clarifying, assuring, confirming and giving effect to this Ordinance and the Registration Rules.

Section 5. If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this Ordinance.

Section 6. All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 7. This ordinance shall be in full force and effect immediately upon its adoption.

Upon motion by Councilman _____, seconded by Councilman _____:

Approved and passed this 6th day of September 2022.

AYES: ____ NAYS: ____ ABSTAIN: ____ ABSENT: ____

Scott Testory, Mayor

Angie Wanserski, City Clerk

City of Farmer City, DeWitt County, Illinois

TAX INCREMENT FINANCE INTERESTED PARTIES
REGISTRY REGISTRATION RULES

- A. **Definitions.** As used in these Registration Rules, the following terms shall have the definitions set forth below.

“**Act**” shall mean the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended from time to time.

“**Interested Party(s)**” shall mean (a) any organization(s) active within the Municipality (b) any resident(s) of the Municipality, and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“**Municipality**” shall mean City of Farmer City, DeWitt County, Illinois, a non-home rule unit of local government under Section 7 (Counties and Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois.

“**Redevelopment Project Area**” shall mean a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (b) is subject to the “**interested parties**” registry requirements of the Act.

“**Registration Form**” shall mean the form appended to these Registration Rules or such revised form as may be approved by the Municipality consistent with the requirements of the Act.

“**Registry**” or “**Registries**” shall mean each interested parties registry, and all such registries, collectively, established or authorized to be established by the Municipality pursuant to Section 11-74.4-4.2 of the Act for the applicable Redevelopment Project Area.

- B. **Establishment of Registry.** The Municipality shall establish a separate interested parties registry for each Redevelopment Project Area, whether now existing or hereafter established. The Municipality shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior to the deadline for sending any of the notices required by paragraph J. of these Registration Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area which are to be sent to those on an applicable Registry.
- C. **Maintenance of Registry.** The Registries shall be maintained by the office of the City Clerk or his or her designee. In the event the Municipality determines that an officer other than the City Clerk should maintain the Registries, the Municipality may transfer the responsibility for maintaining the Registries to such other office provided that the Municipality (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the Municipality.
- D. **Registration by Residents.** An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete a Registration Form and submit the Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, financial statement or such other evidence as may be acceptable to the City Clerk to establish the individual's current residency.
- E. **Registration by Organizations.** An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to

the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the Municipality.

- F. **Determination of Eligibility.** All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk's receipt of all such documents. The City Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Regulation Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

- G. **Renewal and Termination.** An Interested Party's registration shall remain effective for a period of three (3) years. At any time after such three (3)-year period the City Clerk may provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration within thirty (30) days of the City Clerk's mailing of written notice. To renew such registration, the Interested Party shall, within such thirty (30)-day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the City Clerk to confirm such person's residency or such organization's operations in the Municipality. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three (3)-year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the City Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Party's receipt of the City Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.

- H. **Amendment to Registration.** An Interested Party may amend his, hers or its registration by giving written notice to the City Clerk by mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the City Clerk shall revise the applicable Registry accordingly.

- I. **Registries Available for Public Inspection.** Each Registry shall be available for public inspection during normal business hours of the Municipality. The Registry shall include the name, address and telephone number of each Interested Party and for organizations, the name and phone number of a designated contact person.

- J. **Notices to be Sent to Interested Parties.** Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:
 - (i) pursuant to Section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the date, time and place for the public hearing for the proposed redevelopment plan;

- (ii) pursuant to Section 11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not **(1)** add additional parcels of property to the proposed redevelopment project area, **(2)** substantially affect the general land uses proposed in the redevelopment plan, **(3)** substantially change the nature of or extend the life of the redevelopment project, or **(4)** increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; and such notice shall be sent by mail not later than ten (10) days following the Municipality's adoption by ordinance of such changes;
- (iii) pursuant to Section 11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not: **(1)** add additional parcels of property to the redevelopment project area, **(2)** substantially affect the general land uses in the redevelopment plan, **(3)** substantially change the nature of the redevelopment project, **(4)** increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, **(5)** add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or **(6)** increase the number of low or very low income households to be displaced from the Redevelopment Project Area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; and such notice shall be sent by mail not later than 10 days following the Municipality's adoption by ordinance of any such amendment.
- (iv) pursuant to Section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by Section 74.4-5(d), including how to obtain the annual report; and such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.
- (v) pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; and such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

I. Amendment of Registration Rules. These Registration Rules may be amended by the Municipality subject to and consistent with the requirements of the Act.

**TAX INCREMENT FINANCING (TIF)
INTERESTED PARTIES REGISTRATION FORM**

Registration for City Residents: If you are a City of Farmer City, Illinois resident and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete Part A of this form. Proof of residency is required. Please attach a photocopy of one of the following (driver's license, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current residency in the City of Farmer City, Illinois) to this form.

Registration for Organizations: If your organization is active in the City of Farmer City, Illinois and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete Part B of this form. Please attach to this form a one-page statement which describes the organization's current operations in the City of Farmer City, Illinois. (Note: existing organizational documents that provide this information will also be accepted)

PART A: REGISTRATION FOR MUNICIPAL RESIDENTS (Please Print or Type)

Name _____
Street Address _____
Zip Code _____ Home Telephone _____ Work Telephone _____

I have attached a copy of _____ as proof that I am a resident of the City of Farmer City, Illinois as of the date of this registration form.

Please list the TIF(s) you are interested in below:

Signature _____

PART B: REGISTRATION FOR ORGANIZATIONS (Please Print or Type)

Organization Name _____
Signature _____
Contact Name _____
Street Address _____
City _____ State _____ Zip Code _____
Telephone (____) _____ Fax (____) _____

Check here _____ if a statement describing your organization's current operations in the City of Farmer City, Illinois is attached.

Please list the TIF(s) you are interested in below:

Signature/Title _____ Date _____

Please return this form to: TIF Interested Parties Registry / Attn: City Clerk
City Hall
105 S. Main St.
Farmer City, Illinois 61842

STATE OF ILLINOIS)
COUNTY OF DEWITT) SS.
CITY OF FARMER CITY)

CERTIFICATION OF ORDINANCE

I, Angie Wanserski, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Farmer City, DeWitt County, Illinois (the **“Municipality”**), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the **“Corporate Authorities”**).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on September 6, 2022, insofar as same relates to the adoption of Ordinance No 1090 entitled:

**AN ORDINANCE OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS
AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES AND ADOPTING REGISTRATION RULES
FOR SUCH REGISTRIES,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, DeWitt County, Illinois, this 6th day of September, 2022.

(SEAL)

City Clerk

ORDINANCE NO. 1091

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN FOR SOUTHWEST REDEVELOPMENT PROJECT AREA NUMBER 2 OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, AND RELATED MATTERS

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 713, 714 and 715), adopted April 8, 1999 (the “**TIF Ordinances**”) in connection with the Southwest Redevelopment Project Area Number 2 (the “**Redevelopment Project Area**”), the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**Municipality**”) adopted the Tax Increment Financing Redevelopment Plan (the “**Redevelopment Plan**”) and related projects (the “**Redevelopment Projects**”), designated the Redevelopment Project Area and authorized tax increment finance (“**TIF**”) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**Act**”); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendments include, but are not limited to, substantially affecting the general land uses proposed in the Redevelopment Plan, substantially changing the nature of the Redevelopment Projects, providing additions to and increases in the estimated redevelopment project costs, and establishing a new date of completion of the Redevelopment Projects and retirement of obligations issued to finance Redevelopment Projects, if any (collectively, the “**Amended Redevelopment Plan**”), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Amended Redevelopment Plan, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Amended Redevelopment Plan; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Amended Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the Redevelopment Project, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto; and

B. that the proposed Amended Redevelopment Plan Area includes amendments that are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts.

Section 2. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Amended Redevelopment Plan. The time, date and place of such public hearing is hereby fixed to be at 6:00 p.m. on Monday, November 7, 2022, at City Hall, 105 S. Main St. Farmer City, IL.

Section 3. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area, to all taxing districts that have taxable property included within the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 4. Public Inspection of Proposed Amended Redevelopment Plan. The proposed Amended Redevelopment Plan was placed on file with the City Clerk, and such document has been and has continued to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Amended Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district; and (ii) give or cause to be given notice of the availability of the proposed Amended Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the Redevelopment Project Area.

Section 5. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan and submit any recommendation or report on the proposed approval of the Amended Redevelopment Plan within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the Act at City Hall, 105 S.

Main St. Farmer City, IL. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 6. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Farmer City, DeWitt County, Illinois, at a regular meeting of said Corporate Authorities on the 6th day of September, 2022, upon a roll call vote as follows:

Approved and passed this 6th day of September 2022.

AYES: ____ NAYS: ____ ABSTAIN: ____ ABSENT: ____

Scott Testory, Mayor

Angie Wanserski, City Clerk

STATE OF ILLINOIS)
COUNTY OF DEWITT) SS.
CITY OF FARMER CITY)

CERTIFICATION OF ORDINANCE

I, Angie Wanserski, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Farmer City, DeWitt County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on September 6, 2022, insofar as same relates to the adoption of Ordinance No. 1091, entitled:

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE SOUTHWEST REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NUMBER 2 OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, AND RELATED MATTERS,

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, DeWitt County, Illinois, this 6th day of September, 2022.

City Clerk

(SEAL)



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

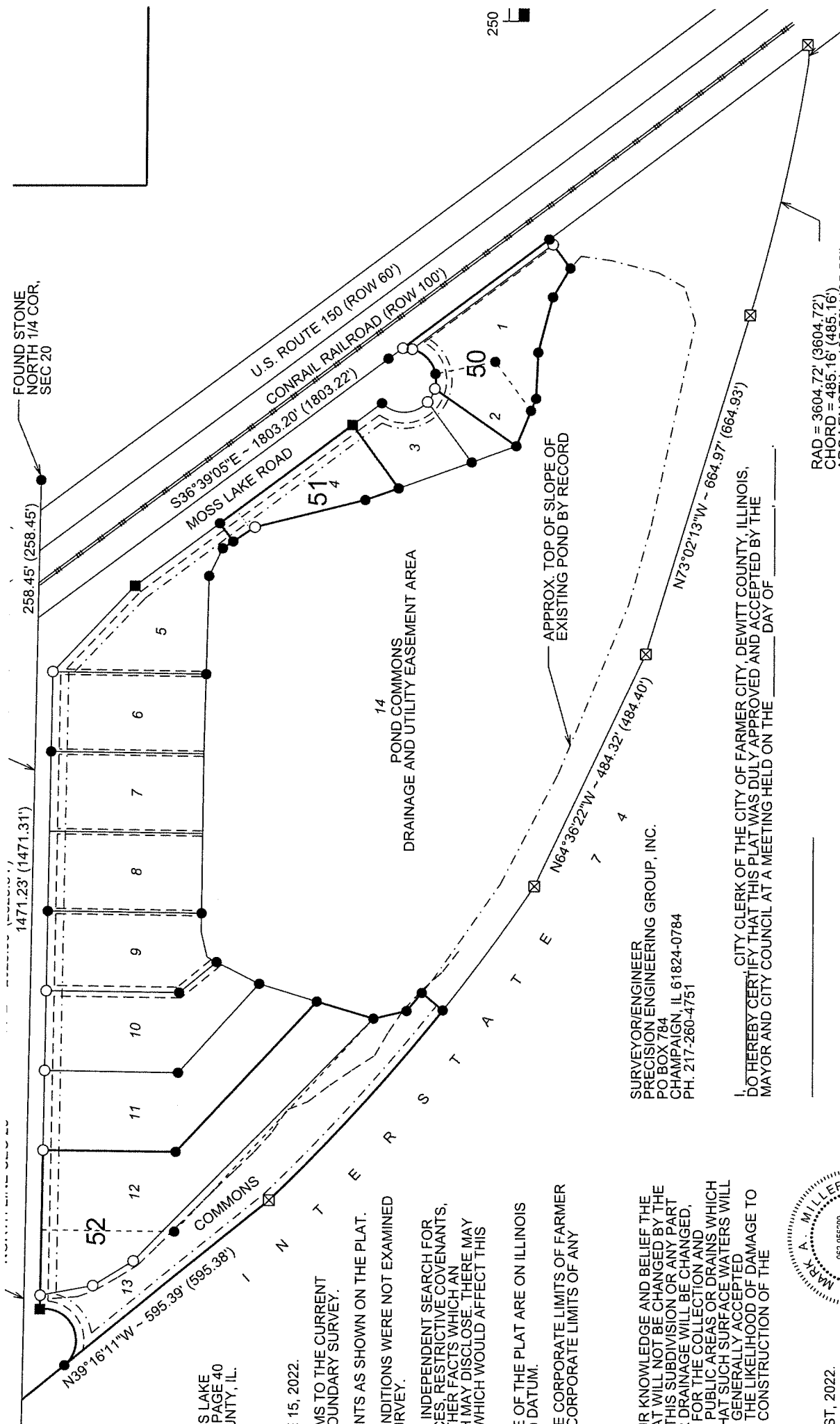
From: Sue McLaughlin, ICMA-CM
City Manager

RE: Replat of Moss Lake

Under state statute, the City has what's called extraterritorial jurisdiction over zoning and platting of any property within 1 ½ miles of our city limits. Moss Lake is a subdivision that falls within that 1 ½ miles, northwest of us.

They are looking to replat the subdivision to allow for more greenspace, access to the lake for certain lots and better golf cart path around the lake. They are also combining parts of Lots to create one larger more appealing and conforming Lot. Finally, they are trying to protect a large Monarch butterfly population by rearranging the layout.

This requires formal Council approval, which is why the Resolution is before you. As a former plat officer, I recommend approval.



FOUND STONE
NORTH 1/4 COR,
SEC 20

258.45' (258.45')

1471.23' (1471.31')

N39°16'11"W - 595.39' (595.38')

MOSS LAKE
PAGE 40
COUNTY, IL.

15, 2022.

TO THE CURRENT
BOUNDARY SURVEY.

CONDITIONS WERE NOT EXAMINED
AND SURVEYED.

INDEPENDENT SEARCH FOR
RESTRICTIVE COVENANTS,
OTHER FACTS WHICH AN
OWNER MAY DISCLOSE. THERE MAY
BE OTHER FACTS WHICH WOULD AFFECT THIS

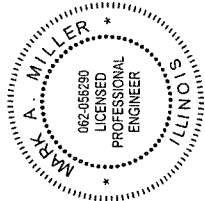
THE PLAT ARE ON ILLINOIS
STATE DATUM.

THE CORPORATE LIMITS OF FARMER
AND CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
PO BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217-260-4751

I, _____, CITY CLERK OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS,
DO HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED AND ACCEPTED BY THE
MAYOR AND CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____

RAD = 3604.72' (3604.72')
CHORD = 485.16' (485.16')
ARC LENGTH = 485.52' (485.52')
CH BRG = N77°06'03"W



15, 2022.

PLAT NO. 062.056290

PROFESSIONAL LAND SURVEYOR NUMBER
DIRECT SUPERVISION I HAVE
TO BE DRAWN OF THE TRACTS OF
IF THAT AS A PART OF THE
COVENANTS AS SHOWN AND THAT
REOF.

OWNER/DEVELOPER
STEPHANIE DRAKE
25374 MOSS DRIVE
FARMER CITY, IL 61842

REVISION MADE:	
REV. DATE:	8/5/2022
SCALE:	AS SHC
FIELD BOOK:	DRAWN BY: KAS
CHECKED BY:	KAS

LEGEND

- ☒ RIGHT OF WAY MARKER
- IRON PIN FOUND IN/IN F.S.S. OTHERWISE NOTED

250

RESOLUTION 2022-73

**A RESOLUTION CONCERNING THE REPLAT
OF A REPLAT OF LOTS 1, 2, 4, 12, AND 13 OF MOSS LAKE SUBDIVISION**

WHEREAS, the City Council of the City of Farmer City, DeWitt County, Illinois, pursuant to the authority conferred by the Statutes of the State of Illinois, established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the City of Farmer City, Illinois and within one and one-half miles thereof; and

WHEREAS, **Stephanie Drake** the Owner/Developer of the proposed **Replat of Lots 1, 2, 4, 12, and 13 of Moss Lake Subdivision** submitted certain documents, including a Final Plat, for review and approval by the City of Farmer City; and

WHEREAS, the City Manager reviewed the various documents submitted and made recommendations concerning approval of said Final Plat; and

WHEREAS, No waivers from the standards and procedures set forth in the Subdivision Ordinance has been requested by the Developer; and

WHEREAS, the Mayor and City Council met and reviewed the Final Plat, and has found that it is generally satisfactory and in the prescribed form.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS that:

The Mayor and City Council does hereby **APPROVE** the Final Plat of **Replat of Lots 1, 2, 4, 12, and 13 of Moss Lake Subdivision**, and hereby authorizes the Mayor, City Clerk and City Manager, as appropriate, to sign the Certificate of said Plat indicating said action and to take all other action necessary to carry out the intentions of this resolution.

This Resolution is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a meeting on the date set forth below.

PASSED this September 6, 2022.

Angie Wanserski, City Clerk

APPROVED this September 6, 2022.

Scott Testory, Mayor



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842
Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: MFT Budget

For Fiscal 2023, we are recommending a similar program for miscellaneous items.

We are proposing \$12,000 in tree trimming again, \$3,525 in road salt, \$1,000 for CA-6 and \$2,000 for engineering assistance. The overall budget being presented here also includes the \$25,000 for the spray patching to be done in the next couple weeks. These are typical amounts that we've seen in each years' budget over the last few years.

You'll see in our City budget, there is \$100,000 for road maintenance and \$100,000 for construction. However, we will not be spending any monies on the Plum/150 reconstruction this fiscal year as it needs to undergo an IDOT intersection study. It will be budgeted for next fiscal year.



Local Public Agency General Maintenance

Estimate of Maintenance Costs

Submittal Type

District Estimate of Cost for

Local Public Agency County Section Number Maintenance Period Beginning Ending

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
General Maintenance								
1. Tree Trimming/ Removal	IIA	No	Labor	Hour	240	\$50.00	\$12,000.00	\$12,000.00
2. Snow and Ice Control	IIA	No	Rock Salt	Ton	47	\$75.00	\$3,525.00	\$3,525.00
3. Aggregate for Rdways, Shlds, Alleys and Drives	IIA	No	CA-6 Aggregate, Type B	Ton	50	\$20.00	\$1,000.00	\$1,000.00
4. Spray Patching	IIA	No	CRS-2 or HFRS-2 Oil	Gallon	2,920	\$7.50	\$21,900.00	
(3,075 Sq Yds)	IIA	No	CA 16 Aggregate	Ton	77	\$40.00	\$3,080.00	\$24,980.00
Total Operation Cost								\$41,505.00

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	RBI Funds	Other Funds	Estimated Costs
Local Public Agency Labor				
Local Public Agency Equipment				
Materials/Contracts(Non Bid Items)	\$41,505.00			\$41,505.00
Materials/Deliver & Install/Materials Quotations (Bid Items)				
Formal Contract (Bid Items)				
Maintenance Total	\$41,505.00			\$41,505.00

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	RBI Funds	Other Funds	Total Est Costs
Preliminary Engineering	\$2,080.10			\$2,080.10
Engineering Inspection				
Material Testing				
Advertising				
Bridge Inspection Engineering				
Maintenance Engineering Total	\$2,080.10			\$2,080.10
Total Estimated Maintenance	\$43,585.10			\$43,585.10

Remarks

SUBMITTED



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Tree bid

Every year, we pay tree companies to take down trees around town that have died or are about to die. We have typically paid anywhere from \$1,000 to \$3,000 per tree on a pay-as-you-go basis.

Since we have a list of trees that need to be removed, I felt it might be worth taking bids to have a group of them taken down in hopes we would see some savings by bidding out a number of them as well as some stump grinding.

We published a call for bids with a September 1 bid opening. We also sent packets directly to the following contractors:

Yeagle Forestry

Family Tree Service

Burton's Tree Service – Sibley

Lumberjack Tree Service – PO Box 1093, Mahomet 61853-1093

Bud's Tree Care – Champaign

Burnett Tree Service – Urbana

Fryman Tree Service – Clinton

Unfortunately, we only received three bids: (1) Yeagle Forestry for \$23,753, Burton's Tree Service for \$28,000 and Buds Tree Care for \$30,495.

While Yeagle Forestry was the low bid, it was still more than \$8,000 over our budget for this year. Therefore, I recommend that we reject all bids at this time.

I: Name and Address of Bidder Yeagle's Forestry Mulching & Land Management, Inc.

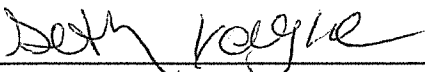
14105 woodirdge rd, Farmer City IL, 61842

II: Bid Amount

TREE REMOVAL	BID TOTAL- \$23,753.00
302 N John	\$ 4,000.00 w/crane
615 N William	\$ 4,000.00 w/crane
503 N Main	\$ 3,000.00 500 block of Main st shut down for 4-5hrs
717 N Plum	\$ 4,000.00 w/crane-would need yard access
302 W Market (2)	\$ 5,000.00 @ \$2,500.00/ ea
STUMP REMOVAL	
904 E Allen (on side street)	\$ 417.00
720 N Plum (4)	\$ 417.00
120 W Water	\$ 1,668.00 @ \$417.00/ea
220 E Green	\$ 417.00
211 W Market	\$ 417.00
NW corner William & Water St	\$ 417.00

III: Bid Bond/Certified Check/Cashier Check/Bank Draft/Letter of Credit

Bond Amount: \$2,375.30
(10% of Bid Amount) (Item MUST be attached to this form)

BY: 
(Signature)

Date: 8/20/2022

Owner
(Title)


I: Name and Address of Bidder Eric Burton from Burton's Tree Service, More, LLC
1216 N. 700 E. Rd. Sibley, IL 61773

II: Bid Amount

TREE REMOVAL	
302 N John	\$ 3000
615 N William	\$ 3000
503 N Main	\$ 3000
717 N Plum	\$ 4000
302 W Market (2)	\$ 3000
STUMP REMOVAL	
904 E Allen (on side street)	\$ 2000
720 N Plum (4)	\$ 4000
120 W Water	\$ 1500
220 E Green	\$ 1500
211 W Market	\$ 1500
NW corner William & Water St	\$ 1500

III: Bid Bond/Certified Check/Cashier Check/Bank Draft/Letter of Credit

Bond Amount: \$ 2800
(10% of Bid Amount) (Item MUST be attached to this form)

BY: 
(Signature)

Date: 9/1/22

Owner
(Title)

Buds Tree Care

702 Bloomington Rd Ste 104
Champaign IL, 61820
Budstreecare.contact@gmail.com
WWW.BudsTreeCare.com
(217) 239-1220

Estimate

Estimate No: 6912
Date: 08/30/2022



For: Sue McLaughlin (City of Farmer City)
smclaughlin@cityoffarmercity
105 S Main St
Farmer City, IL, 61842

Branch/Address	Approximate
(40T) Tree Removal (302 N John) - Dying Ash Tree removed and debris cleaned up. Trunk cut down to ground level or as close as possible.	\$6,200.00
(40T) Tree Removal (615 N William) - Silver Maple Tree removed and debris cleaned up. Trunk cut down to ground level or as close as possible.	\$7,800.00
Tree Removal (503 N Main) - Silver Maple Tree removed and debris cleaned up. Trunk cut down to ground level or as close as possible.	\$1,865.00
(40T) Tree Removal (717 N Plum) - Siberian Elm Tree removed and debris cleaned up. Trunk cut down to ground level or as close as possible.	\$6,500.00
Tree Removal (302 W Market) - Sugar Maple and Norway Maple Trees removed and debris cleaned up. Trunk cut down to ground level or as close as possible.	\$3,685.00
Stump Removal (904 E Allen) - Stump on side street removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$265.00
Stump Removal (720 N Plum) - 4 Stumps removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$1,565.00
Stump Removal (120 W Water) - Stump removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$285.00
Stump Removal (220 E Green) - Stump removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$195.00
Stump Removal (211 W Market) - Stump removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$265.00

Buds Tree Care - Estimate 6912 - 08/30/2022

Stump Removal (NW corner William and Water) - Stump removed, ground out, and debris cleaned up. Hole filled with grindings and small mound formed. Any sizable above ground roots showing will be ground below grade.	\$285.00
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Topsoil pace over stump holes, grass seed put down, and straw over the top. 9 Stumps	\$1,585.00
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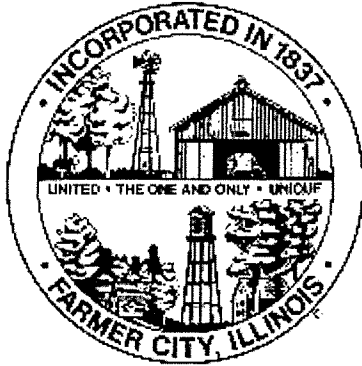
Subtotal	\$30,495.00
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Total	\$30,495.00
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Total	\$30,495.00
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Comments

Farmer City Bid.



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Proposed Amendments to the Vacant Property Registry

Now that we have implemented the new ordinance, we've noticed a few tweaks that may need to be done.

Section 97.01 Definitions (d)

Currently, this section allows exceptions for those properties that are listed for sale or under active rehabilitation.

We received some inquiries about properties such as Swartz' property and those who are snow birds to allow for temporary vacancies or intermittent vacancies. This language has been suggested by the law firm that is handling our registry.

Section 97.05(b) Registration Certificate

Currently, after 18 months, a property owner must sell or inhabit the property. This proposed amendment would provide for renewals beyond 18 months depending on circumstance.

Section 97.10 (b) Enforcement and Penalties

Currently, a notice of lien would not be filed for 2 years after expenses were incurred. A proposed amendment would shorten that timeline to 6 months so as not to let balances remain unpaid for too long.

Section 97.10 (c) Enforcement and Penalties

Currently, under Definitions, a property that is actively for sale is exempt from the registry. But its not easy to find in the document nor clear. This proposed amendment would add "actively for sale" to the possibilities after the 18 month timeline to be parallel to the Definitions clause.

Section 97.11 (a) Request for Waiver

Currently, a property owner may request a waiver from the annual fee, insurance or other

requirements for 12 months. As its written, a property owner petitions the City via the City Manager and he/she makes a determination. If the property owner disagrees with the determination, he/she may petition the City Council.

The proposed amendment would remove it from the City Manager's purview and place it directly with the City Council.

Staff recommends approval of all of the amendments except to Section 97.11. Staff does not recommend this final amendment as it goes directly against the City Manager form of government. By placing it directly with the City Council, it opens up the City to favoritism. The way it is currently written allows for an appeal process before the City Council but places it first in the City Manager's hands, thereby diminishing the possibility of political influence.

CHAPTER 97: REGISTRATION AND MAINTENANCE OF VACANT STRUCTURES AND PROPERTIES

§97.01 -- DEFINITIONS

For the purposes of this chapter, the following words and phrases shall have the meanings set forth below:

Vacant: Vacant means a structure that is:

- (a) lacking the habitual presence of human beings, who have a legal right to be on the premises, for ninety (90) consecutive days; or;
- (b) a structure at which substantially all lawful business or construction activity or residential occupancy has ceased, or;
- (c) which is substantially devoid of contents, or;
- (d) a multi-family residential property when ninety percent (90%) of the dwelling units are unoccupied.

For the purposes of this chapter, exceptions to the definition of vacant shall be made for properties that are actively listed for sale with a licensed realtor and for those properties which are under active, ongoing rehabilitation or reconstruction and have a current building permit issued by the appropriate jurisdiction, if required; and (ii) single family, owner occupied residences where the owners are temporarily absent because the owner temporarily resides at an alternative address for a portion of the year, but the property is secured and in full compliance with all other City ordinances and regulations.

Deleted: .

§97.05 -- VACANT STRUCTURE REGISTRATION CERTIFICATE

(a) Application by the owner of a vacant structure for a vacant structure certificate shall be made on a form provided by the City. The application shall include a "statement of intent" which will set forth information as to:

- 1) the expected period of vacancy (including the date of initial vacancy);
- 2) the plan for regular maintenance during the vacancy to comply with the vacant structure maintenance standards of this subsection and all of the applicable property maintenance, building and nuisance codes of the

City;

3) a plan and time line for the lawful occupancy, rehabilitation, removal or demolition of the structure;

4) measures to be taken to ensure that the structure will be kept weather tight and secure from trespassers and that it will be safe for entry by police officers, firefighters and code or building inspectors in time of exigent circumstances or emergency as well as at times of reasonable inspection as provided in Section 97.06 below;

5) measures to be taken to assure that the premises remain free from nuisance conditions and in good order in conformance with the vacant structure maintenance standards; and

6) list all persons authorized to be present in the structure and provide notices of trespass to the police authorizing the arrest for trespass of individuals not on the list (The owner shall update the authorized person list as needed).

(b) No Vacant Structure Registration Certificate shall be effective for more than six months from the date of issuance. ~~Upon a showing of demonstrated need, up to two (2) six-month renewals may be granted by the City Manager. Renewals beyond 18 months may granted by the City Manager upon showing of extraordinary need and circumstances.~~

- Deleted: Only
- Deleted: at the City's sole discretion, upon demonstrated need, ...
- Deleted: allowed
- Deleted: as above

§97.10 -- ENFORCEMENT AND PENALTIES

(a) Any person found to be in violation of any provision of this chapter shall be subject to a minimum fine of \$150, not to exceed \$750. Each day that said violation continues shall be considered a new and separate violation. Prosecution under this section is a remedy cumulative to any and all other remedies at law and equity, including but not limited to the City's remedies under 65 ILCS 5/11-13-15.

(b) All fees, costs or charges assessed or incurred by the City pursuant to this chapter shall be a lien upon the real property. The lien shall be superior to all subsequent liens and encumbrances. The City Attorney shall file a notice of lien, within ~~six (6) months after such cost and expense is incurred,~~ in the office of the DeWitt County Recorder of Deeds. The lien may be enforced by proceeding to foreclose, as in case of mortgages or mechanic's liens.

Deleted: two (2) years

(c) At the expiration of eighteen (18) months from the original issuance of the Vacant Structure Registration Certificate, the structure must be actively

for sale, reoccupied, removed or demolished. Any structure which is vacant beyond the eighteen (18) month maximum registration period shall be considered abandoned and a public nuisance and the City may pursue whatever legal action is afforded to it by law for the removal and/or abatement of public nuisance.

§97.11 -- REQUEST FOR WAIVER

(a) Any owner of a vacant residential property of one to three units, who is a natural person with insufficient income or resources to fulfill all of the obligations imposed herein, may petition the Mayor and City Council for a waiver of the annual fee, a reduction of the minimum amount of liability insurance, and/or a waiver of some or all of the property rehabilitation requirements (hereinafter "financial requirements") under this ordinance for a period of time not to exceed twelve (12) months. Application for a waiver of financial requirements shall be in writing on forms provided by the City. The simple majority vote decision of the Mayor and City Council, to be made within thirty (30) days of receiving the petition, shall be made in writing and shall forthwith be mailed or delivered to the petitioner. Individuals who are granted a twelve (12) month waiver under this Section are still obligated to keep the registered property secure and safe, and the exterior property areas free from debris, with grass regularly mowed.

Deleted: Manager

Deleted: fourteen (14)

Deleted: An appeal of the decision may be made to the City Council, in writing, within fourteen (14) days of the mailing or delivery of the decision.

(b) A request for a waiver from the provisions of Section 97.04 for good cause as set forth in the waiver request, shall be made by the owner to the City Manager, in writing. The waiver request shall be reviewed by the City Manager within thirty (30) days of receipt and the decision of the City Manager shall be in writing and mailed or delivered to the petitioner.

Vacant: Vacant means a structure that is:

- (a) lacking the habitual presence of human beings, who have a legal right to be on the premises, for ninety (90) consecutive days; or;
- (b) a structure at which substantially all lawful business or construction activity or residential occupancy has ceased, or;
- (c) which is substantially devoid of contents, or;
- (d) a multi-family residential property when ninety percent (90%) of the dwelling units are unoccupied.

For the purposes of this chapter, exceptions to the definition of vacant shall be made for: (i) properties that are actively listed for sale with a licensed realtor and for those properties which are under active, ongoing rehabilitation or reconstruction and have a current building permit issued by the appropriate jurisdiction, if required; and (ii) single family, owner occupied residences where the owners are temporarily absent because the owner temporarily resides at an alternative address for a portion of the year, but the property is secured and in full compliance with all other City ordinances and regulations.

Deleted: .



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: September 6, 2022

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: ABM Master Development Agreement

As you're aware, we have many critical projects that need to be done in water and sewer. We have also been replacing meters as fast as we can but still have about 50% of the town to complete.

Ryan McCreedy, who is a colleague and former City Manager in Decatur, reached out to me as he now works with ABM Building Solutions. While he was in Decatur, he utilized ABM's practice to fund a \$17.5 million water meter replacement and efficiency project without any rate increases. He stated, "It was a life-saver for me as our meter manufacturer at the time decided that they would no longer manufacture any replacement parts or offer support for the meters we were using."

Recently, Maroa, Illinois began a project that will allow them to make critical upgrades to their water and sanitary sewer system. The \$4.5 million project will fund itself without the requirement to increase rates or taxes. The first phase of the project is nearing completion, and phase 2 is currently being designed. It has been a wonderful opportunity for the City to make critical infrastructure repairs and upgrades without impacting their balance sheet and other financial activities. ABM provides a simple video that explains ABM and the process: <https://www.youtube.com/watch?v=5c1VdDxBmCI>.

At no cost, they came in and evaluated some of our needed upgrades that would provide efficiencies and save enough money to pay for those upgrades. They are listed on the next page:

WATER	
Findings	Improvements
30% unaccounted for water	Replace Softener System
Water meters obsolete	Add Mixer in Tower
Minimal Telemetry	Repaint Tower
Lack of Remote Alarm	Replace Water main
Water Tower – no mixer, needs repainting	Add VFDs to Pumps
Water Plant softening deficiency	Add Drain to Aerator/Pre-Chlorination Tank
	Replace all obsolete water meters
	Install advanced metering infrastructure includes leak detection/zone metering (ultrasonic vs mechanical)

WASTEWATER	
Findings	Improvements
Emergency Generators undersized	Add Dissolved oxygen with VFD's on blowers
Deficiencies in blowers, clarifier, diffusers	Replace Diffusers (Fine bubble)
Deficiencies in sludge elevator, aerobic digester	Replace Grit Collection Motor
Equipment older than 15 years of age	Replace traveling bridge/clarifier arms
	Replace/refurbish aerobic digester
	Refurbish clarifier
	SCADA system
Deficient generator at Cemetery lift station	Replace and upsize generator
	SCADA System/Remote monitoring lift station
	Refurbish lift stations as required

The most important of this, I believe, is the possible replacement and upgrade of all meters at one time. These new meters are hyper-accurate and would save staff time as well.

Here's how it works: we would hire them to finalize the costs for parts, engineering and actual work. That's what the agreement before you entails; the cost for this phase of the project is \$90,000.

However, this cost would be rolled into the overall work cost if we hire them to do the work once its designed and costed. The actual work, which could be several million dollars, can be financed by ABM (including the \$90,000) and that obligation would be paid back via the savings in operations. For example, save \$150,000 in efficiencies – that \$150,000 makes payment for improvements. In addition, they would assist us in applying for grants to try to reduce that obligation. It is also budget neutral, which means we can choose not to do some of the work if the payments would be more than the savings. Typically, ABM's rate is prime or below and is much quicker and more reliable than EPA loans. As you know, we could get a mandate from the US EPA before we'd ever see more from the IL EPA.



Master Development Agreement

MASTER DEVELOPMENT AGREEMENT BETWEEN

**City of Farmer City
105 S. Main Street
Farmer City, IL 61842**

AND

**ABM Facility Support Services, LLC
12040 Indian Creek Court
Beltsville, MD 20705**

The purpose of this Master Development Agreement (MDA) is to confirm the intent of ABM Facility Support Services, LLC (ABM) and the City of Farmer City (hereinafter referred to as Client), together referred to as the "Parties", to develop a Guaranteed Energy Savings Agreement for the locations and facilities outlined in Appendix A. This agreement will provide the basis of the scope of the MDA, the obligations of both parties, the financial metrics to be met, the intended outcomes and timeline.

WITNESSETH:

WHEREAS the Parties seek to enter into a Guaranteed Energy Savings Agreement to implement Conservation Measures ("Measures") in Client-owned infrastructures to reduce energy, operating and future capital costs within those existing and planned infrastructures owned and/or operated by the Client as set forth in Appendix A hereto (the "Premises"); and

WHEREAS, Client has selected ABM through MAS GS-07F-5542P use of federal supply schedule contracts by non-federal entities (July 2016) to conduct an investment grade audit, as a result of reviewing ABM's qualifications and professional experience; and

WHEREAS, ABM will evaluate, and with Client's approval, implement, economically feasible measures to improve the Client's infrastructures; and

NOW, THEREFORE, for the mutual promises contained herein, and for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ABM agrees to undertake a detailed development of the following Scope of Work. Upon reliance of the detailed development, Client shall consider approval of a Project Agreement with ABM to install the Improvement Measures.

1. Scope of Work

It is the Parties' mutual understanding that as part of this MDA, ABM and Client agree to the following:

- Develop a project which will fund the Measures utilizing utility, operational, maintenance, capital cost avoidance savings and any other available funding sources, including local capital contributions and grants/ foundation resources, over a maximum period of 20 years.
- Develop Measures which will lower the Clients operating costs and/or improve facility operating and environmental conditions.
- Any other, mutual agreed upon, renovation/retrofit and capital improvement measures.

ABM Facility Support Services, LLC

Allowable project savings and funding sources include, but are not limited to:

- Electrical consumption (kwh), Electrical Demand (kW, on- and off-peak), Potable water consumption (kgal), Sewer consumption (kgal), Reclaimed usage (kgal), Natural gas consumption (Therms), Steam (MMBtu), and Chilled Water (ton-hours)
- Utility marketing, distribution, and/or delivery costs
- Existing services contract cost savings throughout the project term or other cost savings attributable to the Client's behavioral modifications, facility operating schedule or efficiency plan
- Deferment of service contract costs
- Escalation rates for utilities, commodities, labor, maintenance, and material shall be the greater of 3% annually, actual calculated escalation or the Consumer Price Index (CPI)
- Utility rate structure adjustments (rate category changes)
- Deferred maintenance reduction and/or emergency repair costs
- Capital Improvement Budget funds; Capital contribution including federal funding, adjustment or re-allocation funds; and/or offset of future Client costs
- Utility Provider and/or State or Federal rebates or grants
- Enhanced and/or additional financial benefits created because of the installation of the Measures

The Detailed Development included in this scope of work will result in the delivery of a written final business case, in the form of a Project Agreement, based on a fixed-firm price to install selected Measures and the realization of guaranteed savings for an agreed-to term ("Detailed Development Summary").

Additional Measures can be included in the scope of work of this MDA through mutual written agreement of ABM and Client. Compensation to ABM for the additional Measures' development costs incurred because of scope of work additions as described above shall be negotiated in accordance with the terms, conditions and unit pricing set forth in Section 4.

The end work product will be a specific list of Measures with the following corresponding information:

- i) Final savings calculations for energy, operational, and other savings and a defined measurement and verification plan for each Measure.
- ii) Final Project savings and cost included in the Implementation Contract on a firm-fixed price basis.
- iii) Draft version of the Implementation Contract for negotiation of final terms and conditions with Client.

ABM shall commence Work upon approval of this Agreement

2. Records and Data

During the Development Phase, the Client will furnish to ABM upon its request, accurate and complete data concerning current costs, budgets, facilities requirements, future projected loads, facility operating requirements, etc. ABM will provide a separate document with the required information and the Client shall make every reasonable effort to provide that information within 14 days of request.

3. Preparation of "Project Agreement"

Along with the Scope of Work required under this Agreement, ABM will develop the framework of the subsequent Project Agreement, Energy Agreement, and the Financing Agreement if applicable. These Agreements shall be co-developed by ABM and the Client during the term of this MDA. These documents will vary dependent on the Client's desired structure, but where possible shall be standardized ABM documents for most expedient delivery.

ABM Facility Support Services, LLC

4. Price and Payment Terms

Pricing for Development

Client agrees to pay to ABM the sum of **\$90,000** (Ninety-Thousand Dollars) within sixty (60) days after the delivery to the Client of the documentation described under Paragraph 1 of this Agreement.

However, Client will have no obligation to pay this amount if:

- ABM and the Client execute the "Project Agreement" (outlined in Paragraph 3) within thirty (30) days after the delivery to the Client of the documentation described under Paragraph 1 of this Agreement. Costs for the Development will be transferred to the total cost of the Implementation Contract and be subject to the payment terms outlined in the Implementation Contract.

5. Timeline

It is the intent and commitment of the Parties identified in this Agreement to work diligently, and cause others under their direction to work diligently toward meeting the timeline shown below.

	Date*
Master Development Agreement (MDA) Approved by Client	September 2022
ABM to Complete Project Development and Provide Firm Project Agreement	January 2022
Client to Approve ABM Contracts	February 2022

***These are anticipated timeframes and may be modified by subsequent work plans approved by the parties.**

7. Miscellaneous Provisions

This Agreement cannot be assigned by either party without the prior written consent of the other party. This Agreement is the entire Agreement between ABM and Client and supersedes any prior oral understandings, written agreements, proposals, or other communications between ABM and the Client. Any change or modification to this Agreement will not be effective unless made in writing. This written instrument must specifically indicate that it is an amendment, change, or modification to this Agreement.

This document represents the business intent of both Parties and should be executed by the Parties who would ultimately be signatory to a final agreement.

City of Farmer City

ABM Facility Support Services, LLC

Printed Name

Printed Name

Signature

Signature

Title

Title

Date

Date

APPENDIX A

Locations and Facilities

City of Farmer City facilities to include, but not limited to, the following:

- Wastewater Treatment Plant
- City-Wide Water Meters
- Water Tower
- Water Infrastructure