

**REGULAR CITY COUNCIL MEETING  
105 S MAIN ST  
FARMER CITY, ILLINOIS  
MONDAY, SEPTEMBER 18, 2023  
6:00 P.M.  
AGENDA**

**PRELIMINARY MATTERS**

1. Call to order
2. Roll call
3. Pledge of allegiance to the flag
4. Proclamations/presentations/recognitions -
5. Public Comment –

**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 September 5, 2023 council minutes
- B. Fund Warrant List

**UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.**

**NEW BUSINESS--Ordinances and resolutions for initial consideration**

- A. Approval of LOI between the City of Farmer City and Tabeling Development Corporation.
- B. Resolution 2023-91 suggested resolution to include compensation paid under an Internal Revenue Code Section 125 Plan as IMRF earnings.
- C. Resolution 2023-92 suggested resolution to include taxable allowances as IMRF earning.

**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.

**MINUTES OF THE FARMER CITY, ILLINOIS**  
**CITY COUNCIL REGULAR MEETING**  
**SEPTEMBER 5, 2023 6 p.m.**

**Roll call** Present: Councilmembers Shelley Friedrich, Jason Strough, David Walsh, Willard McKinley, 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**

**Proclamations/presentations:** Rail Safety Proclamation

**Public comment:** Rob Brown addressed council with concerns about his electric meter.

**CONSENT AGENDA**

- A. Approval of the minutes of the August 7, 2023 council meeting.
- B. Fund Warrant List  
**MOTION** by McKinley, seconded by Friedrich, to approve consent agenda. Voted unanimously. Motion carried.

**NEW BUSINESS**

- A. Resolution 2023-89 Heritage Days donation of \$8000.00 from the Hotel/Motel account.  
Chris Risler was in attendance and Felicia Hughes attended by video conference to represent Heritage Days. They are requesting a \$10,000 donation towards the event. The city has historically given \$7500.00. Councilman McKinley asked about increasing the donation and inquired on the balance in the Hotel/Motel account. City manager McLaughlin let council know that the hotel/motel account had decreased since COVID. Council has agreed to increase the donation to \$8000 for the event.  
**MOTION** by McKinley, seconded by Friedrich, to approve Resolution 2023-89 Heritage Days donation of \$8000.00 from the Hotel/Motel account. Voted unanimously. Motion carried.
- B. Approval to purchase 109 S Main St for \$35,000.  
Council made an offer to purchase the adjoining building next to city hall. It is an L-shaped tract of land and can be used for extra parking in the future. Stipulations with the seller are to have the medical records completely removed and do a final walk-through. The city is buying the property as-is.  
**MOTION** by McKinley, seconded by Friedrich, to approve the purchase of 109 S Main St for \$35,000. Voted unanimously. Motion carried.
- C. Approve the bid to Illiana Construction for the sealcoating of South Park Drive in the amount of \$59,333.25.  
Once council approves Illiana Construction bid for this project, they will see a change order following that will outline this year's plan.

- MOTION** by McKinley, seconded by Friedrich, to approve the bid to Illiana Construction for the sealcoating of South Park Drive in the amount of \$59,333.25. Voted unanimously. Motion carried.
- D. Approve change order #1 for Illiana Construction to reduce the plans in the amount of \$15,087. It has been decided, due to increased costs of materials, to reduce the amount of aggregate being used this year and complete the parking lot next year.  
**MOTION** by McKinley, seconded by Friedrich, to approve change order #1 for Illiana Construction to reduce the plans in the amount of \$15,087. Voted unanimously. Motion carried.
- E. Approve change order #2 to Building Systems of Illinois to increase the street garage construction bid by \$15,390.00.  
It was suggested by the engineers that site work be included in the street garage construction. That way any crack or crumbles in foundation would be guaranteed by the contractor.  
**MOTION** by McKinley, seconded by Friedrich, to approve change order #2 to Building Systems of Illinois to increase the street garage construction bid by \$15,390.00. Voted unanimously. Motion carried.
- F. Approve pay request #1 to Building Systems of Illinois for \$13,660.20.  
This is the first payout to Building Systems of Illinois. It will cover administration costs, bonds, and a site manager. The city will be withholding 10% until completion of all work.  
**MOTION** by McKinley, seconded by Friedrich, to approve pay request #1 to Building Systems of Illinois for \$13,660.20. Voted unanimously. Motion carried.
- G. Approve PESA testing in the ROW at Rt 150 and Plum St intersection.  
IDOT is requesting special testing of the soil at Plum St from VanBuren to US 150.  
**MOTION** by McKinley, seconded by Friedrich, to approve PESA testing in the ROW at Rt 150 and Plum St intersection. Voted unanimously. Motion carried.
- H. Approval to go out to bid for digital sign.  
City manager McLaughlin is asking for guidance from council on what requirements they want in the digital sign proposal. The sign will be located at the intersection of US 150 and 54. The council would like her to bid 2 ways; for 1 sided and 2 sided displays.  
**MOTION** by McKinley, seconded by Friedrich, to approve going out to bid for digital sign. Voted unanimously. Motion carried.
- I. Approve to reject all 2023 Resurfacing Program bids.  
The bids to repave certain streets have come in too high. The engineers believe it is due to oil prices and the late season and suggest we rebid for the project in the spring.  
**MOTION** by McKinley, seconded by Friedrich, to reject all 2023 Resurfacing Program bids. Voted unanimously. Motion carried.
- J. Approve to reject bid for the 2023 MFT Resurfacing/maintenance program.  
This is a separate bid for the resurfacing program that was to use MFT monies. It was also recommended that it be rejected due to overbidding.  
**MOTION** by McKinley, seconded by Friedrich, to reject bid for the 2023 MFT Resurfacing/maintenance program. Voted unanimously. Motion carried.
- K. Resolution 2023-90 Support for the Safe Routes to School program grant application.  
There is another Safe Routes to School grant being offered. This grant would be 100% funded up to \$250,000. Superintendent Stanifer has greatly helped City manager McLaughlin by sending parents surveys to complete. This resolution is confirmation that the city is financially committing to the project.  
**MOTION** by McKinley, seconded by Friedrich, to approve resolution 2023-90 Support for the Safe Routes to School program grant application. Voted unanimously. Motion carried.

## **EXECUTIVE SESSION**

### **OTHER ITEMS**

#### **City Manager report**

City manager McLaughlin reminded parents to please return SRTS surveys by 3<sup>rd</sup> week in September. The pool is closed for the season. The city is needing to repair the chlorine feeder, cracks inside the pool and 3 umbrellas that were damaged by the storm.

#### **Non-agenda items and other business**

### **ADJOURNMENT**

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

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Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	Description	Created by
<b>100</b>			
EVANS FROELICH BETH AND	140.00	LEGAL	DSB
PRESTO-X	58.42	MONTHLY SERVICE	DSB
COOPER, BILLIE	300.00	MONTHLY SERVICE	DSB
QUADIENT FINANCE USA INC.	118.81	POSTAGE	DSB
FRONTIER	120.54	MONTHLY TELEPHONE	DSB
FRONTIER	241.85	MONTHLY TELEPHONE	DSB
SIMPLIFIED COMPUTERS	165.00	SERVICE	DSB
SIMPLY SENNETT	100.00	WEB DEVELOPMENT	DSB
STIGER, SHARON	303.61	REAL ESTATE TAXES	DSB
EVANS FROELICH BETH AND	262.50	LEGAL	DSB
CLASPILL AUTOMOTIVE	344.00	DODGE CHARGER SERVICE	DSB
PRINCETON CHEVROLET GMC	1,000.00	REMOVE DECALS ETC CROWN VICTORIA	DSB
PRINCETON CHEVROLET GMC	11,908.61	DODGE CHARGER BODY WORK	DSB
VERIZON	260.45	MONTHLY TELEPHONE	DSB
FRONTIER	434.60	MONTHLY TELEPHONE	DSB
EVERGREEN FS INC	1,083.36	FUEL	DSB
PRINCETON CHEVROLET GMC	18,930.38	DODGE DURANGO & DECALS	DSB
LEROY TRUE VALUE	348.04	GRAPPLE BUCKET RENTAL	DSB
EVERGREEN FS INC	1,216.67	FUEL	DSB
EVERGREEN FS INC	142.08	FUEL	DSB
CAMO'S LAWN AND LANDSCAP	1,200.00	MOWING SERVICE CEMETARY	DSB
CAMO'S LAWN AND LANDSCAP	420.00	MOWING SERVICE WEEDMAN PARK	DSB
CAMO'S LAWN AND LANDSCAP	1,080.00	MOWING SERVICE SOUTH PARK	DSB
CAMO'S LAWN AND LANDSCAP	100.00	MOWING SERVICE SOCCER FIELD	DSB
CAMO'S LAWN AND LANDSCAP	200.00	MOWING SERVICE STENSEL POND	DSB
EVERGREEN FS INC	35.52	FUEL	DSB
FRONTIER	15.95	MONTHLY TELEPHONE	DSB
Total 100:	40,530.39		
<b>110</b>			
EVANS FROELICH BETH AND	350.00	LEGAL	DSB
Total 110:	350.00		
<b>240</b>			
EVANS FROELICH BETH AND	910.00	LEGAL	DSB
Total 240:	910.00		
<b>270</b>			
CAMO'S LAWN AND LANDSCAP	260.00	MOWING SERVICE DETENTION BASIN	DSB
Total 270:	260.00		
<b>280</b>			
SIMPLY SENNETT	100.00	UPDATE COMMUNITY DIRECTORY	DSB
Total 280:	100.00		
<b>510</b>			
SIMPLY SENNETT	12.50	WEB DEVELOPMENT	DSB
MEDIACOM	211.80	MONTHLY SERVICE	DSB
USA BLUEBOOK	54.95	SANTOPENE PUMP TUBE	DSB
EVERGREEN FS INC	608.33	FUEL	DSB
EVERGREEN FS INC	71.04	FUEL	DSB

Vendor Name	Net Invoice Amount	Description	Created by
<b>Total 510:</b>	<u>958.62</u>		
<b>520</b>			
CORNGELIO AG	98.96	SUPPLIES	
USA BLUEBOOK	69.80	EARPLUGS	DSB
EVERGREEN FS INC	608.34	FUEL	DSB
EVERGREEN FS INC	195.36	FUEL	DSB
DECATUR INDUSTRIAL ELECTR	740.00	BLOWERS REALIGNED AND REPAIRED	DSB
USA BLUEBOOK	10,649.71	AS5950 ALL WEATHER SAMPLER	DSB
<b>Total 520:</b>	<u>12,362.17</u>		
<b>530</b>			
DECATUR INDUSTRIAL ELECTR	913.22	ANNUAL CRANE INSPECTION	
FRONTIER	174.24	MONTHLY TELEPHONE	DSB
EVERGREEN FS INC	1,216.67	FUEL	DSB
EVERGREEN FS INC	248.64	FUEL	DSB
<b>Total 530:</b>	<u>2,552.77</u>		DSB
<b>Grand Totals:</b>	<u><u>58,023.95</u></u>		

August 10, 2023

RE: Letter of Intent ("**Letter of Intent**") between Tabeling Development Corporation ("**TDC**"), and the City of Farmer City, DeWitt County, Illinois, an Illinois municipal corporation ("**City**"), for the proposed transaction outlined below.

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I-74/Rt 54 Lot, Farmer City, IL

The parties propose the following terms and conditions, as defined herein:

Location Details

City owned approximately 20-acre site just north of I-74 with City water, sanitary, electric available. Gas available by Nicor. Fiber by Pavlov (in progress). The lot has been appraised at \$25,000/acre or \$428,950 plus \$12,500/acre for floodplain for 2.84 acres or \$35.500 for a total of \$464,450.

Development Concept

TDC is expected to create a total of 17+/- acres of buildable lots which will consist of the following: 2 acres for multifamily, 2 acres for neighborhood commercial/residential, and 6 to 13 acres for highway related commercial/future development. The site is zoned as B-3 which allows commercial and multifamily use. There is a partial flood zone on SE end of the lot of 2.84 acres and the FEMA map has already been amended. TDC will strive to place a regional water detention basin in the southeast corner of the lot.

Land/Utilities: City is willing to convey the land at no initial cost to TDC. City will make an initial transfer of approx. 10 acres with option/right of first refusal for final acres upon reaching certain benchmarks with development, to be negotiated. City will waive water and sanitary sewer tap-on fees to TDC. Utilities to be extended to each project by the City (Water, sanitary, electric). Any needed lift station to be installed by the City at City expense and may be TIF eligible.

Incentives: City will strive to provide various financial incentives as described below:

- 1.) TIF. The Forward TIF was established in 2019. TDC & future subsidiaries managed by Tabeling are eligible to receive tax increment reimbursements for TIF eligible expenses (as defined in state Statute) incurred by TDC, subject to the caps described herein. The payments are calculated on the increased property taxes and are for accrued reimbursable TIF expenses (see attachment A). TDC will submit a copy of the invoices and a list of reimbursable expenses to the City. The payments will continue until initial expiration of the TIF (2042), the accrued reimbursable TIF eligible expenses are fully reimbursed or reaching caps described herein, whichever occurs first.

- Apartment project TIF- “Reserve Farmer City, LLC”: TDC will build, manage, and own a 16-unit apartment complex. TIF eligible expense reimbursements will be capped at \$60,000 each year for the first five (5) years (likely begin in 2023 through 2027). TIF eligible expenses in excess of \$60,000 can be eligible for reimbursement in subsequent years, but subject to the caps otherwise indicated herein. City may use funds beyond TIF to reimburse TDC. Beginning the sixth year (likely 2029), TIF eligible expense reimbursements for the Apartment project and Commercial project combined shall be up to 75% of tax increment available, until all eligible expenses are fully reimbursed or the expiration of the TIF, whichever comes first.
- Commercial project TIF. The City will contribute established TIF funds for TDC to construct, storm detention, & other TIF qualifying expenses to improve the site to allow for the development of projects. Eligible incentive TIF eligible expense reimbursements payments will be capped at \$30,000 for the first five (5) years (likely begin in 2025 through 2029). TIF eligible expenses in excess of \$30,000 can be eligible for reimbursement in subsequent years. City may use funds beyond TIF to reimburse TDC. Beginning the sixth year (likely 2030), TIF eligible expense reimbursements for the Commercial project and Apartment project combined shall be up to 75% of tax increment available, until all eligible expenses are fully reimbursed,
- The total reimbursement (from TIF and other) for Apartment project and Commercial project combined shall be capped at \$ \_\_\_\_\_ or upon the end of tax year 2042, whichever occurs first.

2.) TDC shall construct approximately 300 feet of east west road and City shall reimburse TDC for costs up to a maximum of \$ \_\_\_\_\_. This is in addition to TIF reimbursements.

3.) Sales & tourism tax incentives may be available for the final Commercial piece.

Closing: On or before 60 days from contract signing.

**TDC Projects: The City may choose to provide a list of any excluded property types/businesses on the property.**

If this proposal meets with your approval, please so indicate by signing the enclosed copy of this letter in the space provided below and returning it to us.

THIS LETTER IS INTENDED ONLY TO EXPRESS THE INTEREST OF THE PARTIES IN CONNECTION WITH THE TRANSACTION. EXCEPT AS HEREINAFTER SET FORTH, NEITHER TDC NOR CITY SHALL BE LEGALLY OBLIGATED TO PURCHASE OR SELL THE PROPERTY OR PROVIDE ANY DESCRIBED INCENTIVES UNLESS AND UNTIL THE AGREEMENT IS EXECUTED BY THE PARTIES. THE PARTIES ACKNOWLEDGE THAT THIS NON-BINDING LETTER OF INTEREST DOES NOT ADDRESS ALL ESSENTIAL TERMS OF THE AGREEMENT AND THAT SUCH ESSENTIAL TERMS WILL BE THE SUBJECT OF FURTHER NEGOTIATION.



[INTENTIONALLY BLANK.]

Sincerely,

Tabeling Development Corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Accepted and agreed to this \_\_\_ day of \_\_\_\_\_, 2023.

City of Farmer City, DeWitt County, Illinois, an Illinois municipal corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit "A"**  
(Preliminary)



**Suggested resolution to include compensation paid under an Internal Revenue Code Section 125 Plan as IMRF earnings**

IMRF Form 6.72 (Rev. 08/03)

PLEASE ENTER Employer IMRF I.D. Number  
00194

**RESOLUTION**  
Number 2023-91

**WHEREAS**, standard member earnings reportable to the Illinois Municipal Retirement Fund do not include compensation paid under an Internal Revenue Code section 125 plan or compensation directed into a premium conversion plan or flexible spending account; and

**WHEREAS**, an IMRF participating unit of government may elect to include in IMRF earnings compensation paid under an I.R.C. section 125 plan or compensation directed into a premium conversion plan or flexible spending account by action of the governing body; and

**WHEREAS**, the council of the BOARD, COUNCIL, etc.

City of Farmer City is authorized to include

EMPLOYER NAME

section 125 plan and premium conversion and flexible spending account compensation as earnings reportable to IMRF and it is desirable that it do so.

**NOW THEREFORE BE IT RESOLVED** that the council of the BOARD, COUNCIL, etc.

City of Farmer City does hereby elect to

EMPLOYER NAME

include as earnings reportable to IMRF compensation paid under an I.R.C. section 125 plan and/or compensation directed into a premium conversion plan or flexible spending account effective 01/01/2019.

EFFECTIVE DATE

**BE IT FURTHER RESOLVED** that the City Clerk is authorized and directed

CLERK OR SECRETARY OF THE BOARD

to file a duly certified copy of this resolution with the Illinois Municipal Retirement Fund.

**CERTIFICATION**

I, Angie Wanserski, the City Clerk

NAME

CLERK OR SECRETARY

of the City of Farmer City of the County of DeWitt,

EMPLOYER NAME

COUNTY

State of Illinois, do hereby certify that I am keeper of its books and records and that the foregoing is a true and correct copy of

a resolution duly adopted by its council at a meeting duly convened

GOVERNING BODY

and held on the 18 day of September, 2023.

SEAL

CLERK OR SECRETARY OF THE BOARD

**Illinois Municipal Retirement Fund**

Suite 500, 2211 York Road, Oak Brook Illinois 60523-2337 www.imrf.org

Member Services Representatives 800/ASK-IMRF (1-800-275-4673)



# Suggested Resolution to Include Taxable Allowances as IMRF Earnings

IMRF Form 6.74 (11/2017)

PLEASE ENTER Employer IMRF I.D. Number  
00194

You cannot include vehicle allowances as IMRF earnings in this resolution.

### RESOLUTION

Number 2023-92

WHEREAS, standard member earnings reportable to the Illinois Municipal Retirement Fund do not include expense allowances; and

WHEREAS, the governing body of an IMRF participating unit of government may elect to include in IMRF earnings taxable expense allowances; and

WHEREAS, the council of the BOARD, COUNCIL, etc.

City of Farmer City is authorized to include

EMPLOYER NAME

taxable expense allowances as earnings reportable to IMRF and it is desirable that it do so.

NOW THEREFORE BE IT RESOLVED that the council of the BOARD, COUNCIL, etc.

City of Farmer City does hereby elect to

EMPLOYER NAME

include as earnings reportable to IMRF the following taxable expense allowances effective January 1, 2019 :  
EFFECTIVE DATE

BE IT FURTHER RESOLVED that Angie Wanserski is authorized and directed  
CLERK OF SECRETARY OF THE BOARD  
to file a duly certified copy of this resolution with the Illinois Municipal Retirement Fund.

### CERTIFICATION

I, Angie Wanserski, the City Clerk  
NAME CLERK OR SECRETARY  
of the City of Farmer City of the County of DeWitt,  
EMPLOYER NAME COUNTY  
State of Illinois, do hereby certify that I am keeper of its books and records and that the foregoing is a true and correct copy

of a resolution duly adopted by its council at a meeting duly convened  
GOVERNING BODY

and held on the 18 day of September, 20 23.

SIGNATURE OF CLERK OR SECRETARY OF THE BOARD

### IMRF

Suite 500, 2211 York Road, Oak Brook Illinois 60523-2337

Employer Only Phone: 1-800-728-7971

www.imrf.org