

**REGULAR CITY COUNCIL MEETING
105 S MAIN ST
FARMER CITY, ILLINOIS
MONDAY, APRIL 1, 2024
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 March 18, 2024 council minutes
- B. Fund Warrant List

UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.

NEW BUSINESS--Ordinances and resolutions for initial consideration

- A. Discussion regarding renewal of IMEA contract.
- B. Ordinance 1116 An Ordinance Adding Chapter 38: Zoning Commission.
- C. FY 25 budget discussion.

EXECUTIVE SESSION

5 ILCS 120/2(c)21 Meetings to review closed session minutes, including the semi-annual review of closed session minutes pursuant to Section 2.06 of OMA.

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

MARCH 18, 2024 6 p.m.

ROLL CALL Present: Councilmembers Shelley Friedrich, David Walsh, Willard McKinley and Mayor Scott Testory. Absent: Councilman Jason Strough.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PRESENTATION

PUBLIC COMMENT Madison Story from the FCHGS appeared to present a renewed appeal to have the Council create a Historic Preservation Commission.

CONSENT AGENDA

A. Approval of the minutes of the March 4, 2024 council meeting.

B. Fund Warrant List

MOTION by McKinley, seconded by Friedrich, to approve the consent agenda. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

UNFINISHED BUSINESS

NEW BUSINESS

J. Ordinance 1115 approving the vacation of ROW between Van Buren and Rt. 150 to Scott and Janet Whitehouse.

Scott and Janet Whitehouse would like the city to vacate an alley that runs behind their house and between the 3 properties that they own in order to put a fence up. The city is agreeing to this vacation and is asking the homeowners to obtain a formal vacation plat done by a licensed surveyor. Once the city receives the plat, it will be submitted to the county for recording.

MOTION by McKinley, seconded by Friedrich, to amend ordinance 1115 approving the vacation of ROW between Van Buren and Rt. 150 to Scott and Janet Whitehouse to be subject to the receipt of a formal vacation plat provided by the homeowners. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

MOTION by McKinley, seconded by Friedrich, to approve ordinance 1115 approving the vacation of ROW between Van Buren and Rt. 150 to Scott and Janet Whitehouse as amended. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

A. Approve change order request #4 to Building Systems to increase the street garage construction bid by \$1436.00.

This change allows for Nicor to bore the gas line under a large pile of bricks at the street garage.

MOTION by McKinley, seconded by Friedrich, to approve change order request #4 to Building Systems to increase the street garage construction bid by \$1436.00. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

B. Approve payout request #4 to Building Systems in the amount of \$215,541.00.

The street garage is nearing completion. The hope is that it is done by the end of April and that an open house can be planned in May.

MOTION by McKinley, seconded by Friedrich, to approve payout request #4 to Building Systems in the amount of \$215,541.00. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

- C. Discussion regarding use of South Park by Farmer City Haunted Forest.
Angela Testory, on behalf of The Farmer City Haunted Forest committee, submitted a letter to council requesting the use of South Park for 4 weekends in October. They are adding 2 weekends to account for weather related issues. Council is in agreement that they may use South Park all 4 weekends.
- D. Discussion regarding sunflowers on the square.
The 4H Cloverbuds had reached out to City manager McLaughlin asking for the continued use of city property to plant sunflowers. They will be using seedlings this year. Council is in agreement that they may again use this area.
- E. Ordinance 1113 an ordinance amending Chapter 51 Section 51.057 (C) of the City of Farmer City code of ordinances, entitled permit fees.
Ordinance 1113 (sewer) and Ordinance 1114 (water) are designed to increase current tap on fees. Sewer will raise from \$250 to \$500 and water will be raised from \$500 to \$750. The current rates do not cover the costs of materials from the city.
MOTION by McKinley, seconded by Friedrich, to approve Ordinance 1113 an ordinance amending Chapter 51 Section 51.057 (C) of the City of Farmer City code of ordinances, entitled permit fees. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.
- F. Ordinance 1114 an ordinance amending Chapter 51 Section 51.123 (C) of the City of Farmer City code of ordinances, entitled permit fees.
MOTION by McKinley, seconded by Friedrich, to approve Ordinance 1114 an ordinance amending Chapter 51 Section 51.123 (C) of the City of Farmer City code of ordinances, entitled permit fees. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.
- G. Discussion regarding adding Chapter 38: Zoning Commission
Farmer City zoning is currently controlled by DeWitt County. Council is being asked if they want to control their own zoning. The city would need to form a zoning commission who would prepare a draft proposed zoning ordinance to city council. The commission would be appointed by the mayor. This would allow Farmer City the control of their own zoning. An ordinance will be brought before council at the next council meeting.
- H. Approval of a Development Agreement with Tabelaing Development Company.
Per attorney Chamley, a resolution will need to be brought before council at a future meeting but council can act on the development agreement that was brought before them. The agreement has been broken down to 2 sections: phase 1 and phase 2. This current agreement adds language prohibiting lewd businesses and caps phase 1 at 1.5 million dollars. Tabelaing Development hopes to turn dirt this fall.
MOTION by McKinley, seconded by Friedrich, to approve the development agreement with Tabelaing Development Company. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.
- I. Approval of the bid for the Market St Water Main project to Cross Construction for \$197,304.00.
The city received 3 bids with Cross Construction being the lowest. This project will update a manhole cover, culvert, replace lead water lines and update a part of the city's oldest water main.

MOTION by McKinley, seconded by Friedrich, to approve the bid for the Market St Water Main project to Cross Construction for \$197,304.00. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

CITY MANAGER REPORT

City Manager McLaughlin stated that May 22nd will be bulk waste pickup day. She will put more information on Facebook when she receives it. The city is currently advertising for lifeguards and concession personnel to work at the pool this summer. Applications can be found online at the city website. www.cityoffarmercity.org

NON-AGENDA ITEMS AND OTHER BUSINESS

ADJOURNMENT

MOTION by McKinley, seconded by Friedrich, to adjourn the meeting. Voting yes: Friedrich, Walsh, McKinley and Testory. Motion carried.

Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	Description	Created by
100			
QUADIANT FINANCE USA INC.	336.64	MONTHLY POSTAGE & EQUIP	DSB
MEDIACOM	156.90	MONTHLY INTERNET	DSB
HINCKLEY SPRINGS	52.09	MONTHLY WATER	DSB
SIMPLIFIED COMPUTERS	110.00	REMOTE SETUP & CONFIGURATION	DSB
SIMPLIFIED COMPUTERS	50.00	EMAIL FOR LAPTOP	DSB
AMUNDSEN DAVIS LLC	109.50	GEN LABOR REPRESENTATION	DSB
SIMPLY SENNETT	12.50	WEB PAGE UPDATE	DSB
VERIZON	294.65	POLICE PHONE AND AIR CARDS	DSB
RAY O HERRON	156.67	JACKET- AH	DSB
NAPA AUTO PARTS	19.57	GREASE & RTU	DSB
MAURER-STUTZ	807.50	2024 RESURFACING PROJECT	DSB
MAURER-STUTZ	1,066.28	MAINTENANCE BLDG RECON	DSB
MENARDS - CHAMPAIGN	119.89	PAINTING SUPPLIES-STREETS BLDG	DSB
NICOR REPAIR	860.58	STREETS BUILDING INSTALL	DSB
BUILDING SYSTEMS of ILLINOI	215,541.00	APPLICATION #4 STREETS BUILDING	DSB
MENARDS - CHAMPAIGN	184.92	TOPSOIL & GRASS SEED	DSB
U.S. BANK	7,728.82	USBANK	DSB
MELGOSA, MIST-ANNE	100.00	WORK BOOTS	DSB
MIDLAND PAPER COMPANY	1,354.43	PAPER TOWELS & KLEENEX	DSB
Total 100:	229,061.94		
110			
MCK CPA & ADVISORS	1,200.00	FINAL REPORT MEETING	DSB
Total 110:	1,200.00		
150			
MAURER-STUTZ	332.50	MFT PROGRAM	DSB
Total 150:	332.50		
240			
EVANS FROELICH BETH AND	4,765.00	TIF-3 TABELING	DSB
SCHOONOVER SEWER SERVIC	765.00	STORM LINES	DSB
Total 240:	5,530.00		
270			
BROCK, GARIE	2,708.19	DRIVEWAY REPLACEMENT FOR SVC LINE	DSB
Total 270:	2,708.19		
280			
MENARDS - CHAMPAIGN	219.41	FLAGPOLE, FLAGS FOR TOWN SQUARE	DSB
Total 280:	219.41		
510			
FRONTIER	141.98	WATER PHONE	DSB
MAURER-STUTZ	1,592.50	WATER MAIN REPLACEMENT	DSB
Total 510:	1,734.48		
520			
CLASPILL AUTOMOTIVE SALES	125.73	OIL CHANGE SEWER VEHICLE	DSB
DARNELL CONCRETE PRODUC	586.00	MAINTENANCE & REPAIR	DSB

Vendor Name	Net Invoice Amount	Description	Created by
MEDIACOM	201.40	SEWER INTERNET	DSB
CORNEGLIO AG	11.48	GREASE & WIRE NUTS	DSB
Total 520:	924.61		
530			
BHMG ENGINEERS	260.25	EPA ANNUAL REPORTING	DSB
ITRON INC	2,207.20	ANNUAL MAINTENANCE AGREEMENT	DSB
U.S. POSTAL SERVICE	613.28	POSTAGE MARCH 24 UTILITY BILLS	DSB
IMEA	81,000.13	IMEA FEBRUARY 2024	DSB
ANIXTER INC	242.40	ELECTRIC SUPPLIES	DSB
ANIXTER INC	445.25	ELECTRIC SUPPLIES	DSB
ANIXTER INC	321.93	ELECTRIC SUPPLIES	DSB
ANIXTER INC	248.95	ELECTRIC SUPPLIES	DSB
Total 530:	85,339.39		
Grand Totals:	327,050.52		



February 29, 2024

Sue McLaughlin
City of Farmer City
105 S. Main Street
P.O. Box 49
Farmer City, IL 61842

Re: IMEA Power Sales Contract and Capacity Purchase Agreement

Dear Sue,

Under the Illinois Municipal Electric Agency's ("IMEA's") current Power Sales Contracts and Capacity Purchase Agreements, IMEA has provided the City of Farmer City with reliable, affordable, and sustainable—and more importantly, stable—power and energy needs for several decades. The current Power Sales Contracts and Capacity Purchase Agreements are set to expire on September 30, 2035. In order to plan for and ensure that resources are in place to continue meeting your community's long- and short-term power and energy needs at favorable prices and to continue meeting the obligations imposed on Farmer City as a load serving entity by the Regional Transmission Organization that controls the region where your community is located, IMEA is requesting that Farmer City and its other Participating Members continue their relationship as all-requirements purchasers from IMEA beyond September 30, 2035, by approving and executing new Power Sales Contracts and new Capacity Purchase Agreements with IMEA.

To that end, and pursuant to the IMEA Board of Director's approval of the form of the new contracts at the meeting held on February 15, 2024, enclosed are two (2) originals of the new Power Sales Contract and Capacity Purchase Agreement with IMEA for the City that reflect IMEA's continued commitment to supply Farmer City's power and energy needs. The new Power Sales Contract is for the delivery period of October 1, 2035 through May 31, 2055. IMEA requests that the new contracts be executed by the City of Farmer City through signature by Farmer City's Mayor after approval by the City Council. The terms and conditions of these contracts, as provided, shall be available through May 31, 2025. In order to determine the amount of resources needed to serve the loads of all Participating Members during the future delivery period, the IMEA Board of Directors has authorized holding the offer of these new contracts open through May 31, 2025. These new contracts will not be offered beyond that date without further authorization from the IMEA Board of Directors.

Please return the signed documents and a copy of the Ordinance adopted to approve the contracts to IMEA's office using a courier service that offers tracking information such as FedEx. IMEA will cover the cost of the return service. When you are ready to do so, please contact IMEA's Administrative Assistant, Sarah Cody, at (217) 789-4632, and she can help arrange the return for you. Upon receipt of those documents, IMEA will then seek approval and full execution of the

City's new Power Sales Contract and new Capacity Purchase Agreement at the next IMEA Board of Directors meeting following the City's execution thereof, with the then-fully executed document returned to you for your records. Additionally, please email the approved minutes of the City Council meeting wherein the contracts were approved to thall@imea.org for IMEA's records.

We greatly appreciate the long-term partnership that your community shares with the other participants of IMEA and we look forward to continued success. As always, should you want a representative of IMEA to discuss this with you or your governing body, we will make arrangements to attend an upcoming Council meeting at your request.

Best regards,



Kevin M. Gaden

President & CEO

Ordinance No. 1116

An Ordinance Adding Chapter 38: Zoning Commission

WHEREAS, the Mayor and the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) desire to provide for the orderly growth of buildings, homes and infrastructure within the City corporate limits and within the area of 1.5 miles outside of the City corporate limits and to protect the health, safety and welfare of the citizenry of Farmer City; and

WHEREAS, the Corporate Authorities of the City previously adopted a Comprehensive Plan in Ordinance No. 1056 on December 7, 2020; now Section 154.01 of the City Code ; and

WHEREAS, creation of a Zoning Commission shall allow for the oversight of development and growth and the protection of the health, safety and welfare of the citizenry of Farm City.

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 38. Chapter 38, entitled “Zoning Commission”, as set forth in Exhibit A to this Ordinance, Sections 38.01 through 38.07, inclusive, is hereby added to the Farmer City Code, “Chapter 38 –Zoning Commission” 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 1st DAY OF APRIL, 2024.

Voting “aye” (names):

Voting “nay” (names):

Abstained (names):

Absent (names):

PASSED this 1ST day of April, 2024.

Angie Wanserski, City Clerk

APPROVED this 1ST day of April, 2024.

Scott Testory, Mayor

CHAPTER 38 -- ZONING COMMISSION

§ 38.01 CREATION.

(A) There is hereby created a Zoning Commission for the city, which shall consist of five members to be appointed by the Mayor with the review, consent and approval of the City Council.

(B) All members shall reside within the city.

§ 38.02 TERM.

The terms of the members of the Zoning Commission shall be one year.

§ 38.03 ORGANIZATION.

The Zoning Commission shall elect its own Chairperson, Vice-Chairperson and other officers as it may deem necessary. The City Manager shall be the Secretary of the Zoning Commission. The City Council may provide technical and other services to the Zoning Commission as may be needed from time to time.

§ 38.04 POWERS.

The Zoning Commission shall have all powers and exercise duties as are provided for in Division 13 of Article 11 of the Illinois Municipal Code, being 65 ILCS 5/1-1-1 et seq. and to exercise those other powers germane to the powers granted by this act, as may be conferred by the City Council.

§ 38.05 RECORDS.

The Zoning Commission shall keep written records of its proceedings which shall be open to inspection by the City Council at all times.

§ 38.06 MEETINGS.

The Zoning Commission shall meet at a time as it may, by majority vote, determine upon as regular meeting dates; or at any time upon call by the Chairperson thereof or by any three members thereof.

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

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting 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 the Mayor and City Council (the “Corporate Authorities”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 1st day of April, 2024, insofar as same relates to the adoption of Ordinance No. 1116, entitled:

An Ordinance Adding Chapter 38: Zoning Commission

a true, correct and complete copy of which ordinance (the “Ordinance”) as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such 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 the agenda for the meeting was duly posted at the City Hall and so that each page of the agenda was continuously visible for public review and inspection in a City Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting 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, Illinois, this 1st day of April, 2024.

(SEAL)

Angie Wanserski, City Clerk