

**Farmington City Council**  
**Meeting Minutes-November 20, 2023**  
Prepared by Nancy Reed, City Clerk

The regular meeting of the City Council was called to order at 7:00 p.m. on November 20, 2023 at the Farmington City Building 322 E. Fort Street. Mayor Stufflebeam led the Pledge of Allegiance to the Flag. The following Aldermen answered present to roll call: Gilles, Smith, Fleming, Rose and Crusen. Atty. Abbi Penk was on Teams. Adm. Bohanan and Sgt. Steck were present. Alderman Boggs was absent.

Mayor Stufflebeam introduced John Luginbuhl and his associate from Sunpower by Legacy Solar. A presentation was held on the solar system for the municipal building. Legacy Solar has been in business for 7 years and has completed 700 projects. They are located out of Bloomington, IL. Legacy Solar will take care of 150% of the building needs, since the municipal building is all electrical. He quoted a price, \$228,591 for the Legacy Solar. The City would receive \$82,000 in quarterly checks that the city would receive from Legacy Solar through Ameren Illinois. He also talked about available tax credits for the City building. They also offer their own in-house service and a call center. They suggested talking to one of their clients located here in Farmington. Discussion was held, Mayor Stufflebeam thanked them for their presentation and coming tonight. The regular council meeting resumed.

**MINUTES:**

Ald. Gilles moved to approve the Council Minutes for Nov. 06, 2023. Ald. Rose seconded the motion carried with all ayes.

**CORRESPONDENCE:**

Mike Lauer from M & K Parties will sponsor a Christmas Fair for kids on December 16, from 11:00 a.m. to 2:00 p.m. at the YMCA. The admission for this event will be donated to the Farmington Food Pantry. Donations and volunteers would be appreciated. Ald. Rose moved to make a donation of \$250 from the City. Ald. Crusen seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes.

**OAK RIDGE CEMETERY MINUTES:**

Mr. Herb Stufflebeam discussed the cemetery finances and minutes. He also wanted to add that an extra 12 feet of fencing was added to the Wall St. entrance due to vehicles driving through the neighbor's yard and driveway for access to the cemetery. Ald. Rose moved to approve the Cemetery Board Minutes. Ald. Gilles seconded the motion carried with all ayes.

**PUBLIC WORKS REPORT:**

Mayor Stufflebeam commented that the Public Works employees have been working really hard. The leaf removing program has been completed for this fall. The lagoon has been cleaned by City

employees that saved the City \$70,000. Ald. Rose commented on the nice job of tree trimming at the City parks. Mayor Stufflebeam also said the bobcat and stump grinder has been lined up and they have 70 or more City owned stumps to grind. Mayor Stufflebeam commented if you see a Public Works employee please thank them for their continuing hard work for the City.

### **OLD BUSINESS:**

The CEDC recommended the following for City Council approval: (1.) TIF funding for blighted properties with 75% funding for demolishing with \$10,000 cap. (2.) The CEDC would like to partner with the Farmington Fire District to ensure a well equipped fire department, with \$25,000 per year over the next 15 years of the TIF district life, totaling \$375,000. (3.) Farmington Forward purchased a parcel with a structure that needs to be leveled. CEDC recommended providing \$7,500 towards rehab of this property. Ald. Rose moved to approve the CEDC recommendation to the City Council. Ald. Gilles seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes.

Ald. Gilles moved to read Ordinance 2023-16 Sovia Homes/Cassandra Anderson Agreement by title only. Ald. Fleming seconded the motion with a roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes. Mayor Stufflebeam read Ordinance 2023-16 by title only. Ald. Crusen asked for a discussion on the Sovia Home/Cassandra Anderson Agreement. Ald. Rose moved to waive the second reading of Ordinance 2023-16. Ald. Fleming seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes. Ald. Rose moved to adopt Ordinance 2023-16 Sovia Homes/Cassandra Anderson Agreement. Ald. Fleming seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, no; Ald. Gilles, no; Ald. Smith, yes; and Ald. Fleming, yes.

Ald. Gilles moved to read Ordinance 2023-18 Diva Roof Agreement by title only: Ald. Rose seconded the motion with a roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes. Mayor Stufflebeam read Ordinance 2023-18 by title only. Ald. Rose moved to waive the second reading of Ordinance 2023-18. Ald. Fleming seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes. Ald. Rose moved to adopt Ordinance 2023-18 Diva Roof Agreement. Ald. Fleming seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes.

Ald. Gilles moved to read Ordinance 2023-19 Tom Conklin TIF Agreement by title only. Ald. Rose seconded the motion with a roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes. Mayor Stufflebeam read Ordinance 2023-19 by title only. Ald. Rose moved to waive the second reading. Ald. Fleming seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes. Ald. Rose moved to adopt Ordinance 2023-19 Tom Conklin TIF Agreement. Ald. Gilles seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes.

Ald. Gilles moved to read Ordinance 2023-17 Fire Department TIF Agreement by title only. Ald. Crusen seconded the motion with roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes. Mayor Stufflebeam read Ordinance 2023-17 by title only. Ald. Gilles moved to waive the second reading. Ald. Rose seconded the motion with a roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes. Ald. Fleming moved to adopt

Ordinance 2023-17 Fire Department TIG Agreement. Ald. Crusen seconded the motion with a roll call vote: Ald. Fleming, yes; Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, abstain; and Ald. Smith, yes.

### **NEW BUSINESS:**

The presentation from Mr. Luginbuhl, Sunpower by Legacy Solar was discussed at the beginning on tonight's agenda.

Mayor Stufflebeam discussed the City employees' Christmas bonuses for this year. The Cares Act money was earmarked for last year and this year Christmas bonuses for the City employees. Mayor Stufflebeam's proposal is to give full time City employees a \$700 bonus and the part time employees a \$350 bonus. Ald. Rose moved to approve the Christmas bonuses for the City employees: \$700 for full time employees; \$350 for part time employees. Ald. Crusen seconded the motion with a roll call vote: Ald. Rose, yes; Ald. Crusen, yes; Ald. Gilles, yes; Ald. Smith, yes; and Ald. Fleming, yes.

Adm. Bohanan read a statement about the proposed future of the YMCA. Adm. Bohanan has spoken to the Canton YMCA and as of March 1, 2024 the lease will end with the YMCA. With Council approval, the gym will be called the Farmington Community Center. The YMCA has had difficulty with finances and staffing. The City will continue to partner with the Canton YMCA with soccer, biddy ball and other events. Discussion was held and many questions were answered. Ald. Gilles moved to end the lease with the Farmington/Canton Family YMCA. Ald. Rose seconded the motion with a roll call vote: Ald. Gilles, yes; Ald. Smith, yes; Ald. Fleming, yes; Ald. Rose, yes; and Ald. Crusen, yes.

### **COMMITTEE REPORT:**

**Finance:** Ald. Crusen had nothing to report.

**Public Safety:** Ald. Boggs was absent.

**Sewer:** Ald. Fleming had nothing to report.

**Streets/Sidewalks/Garbage:** Ald. Gilles had nothing to report and commented on the great job the Public Works employees done with the leaf removal.

**Parks /Recreation:** Ald. Smith had nothing to report.

**Public Grounds/Buildings:** Ald. Rose had nothing to report.

### **GENERAL COMMENTS:**

Mr. Giagnoni asked about the "no parking signs" ordered for up town. Mayor Stufflebeam said they were waiting on delivery. Mr. Emken asked about TIF money for improvements with the buildings downtown. Mr. Zessin asked if a permit is needed to add solar to a home or business. Mayor Stufflebeam suggested that registering for your home or building with the City for solar energy, with no fee required. Ald. Fleming moved to adjourn and Ald. Rose seconded the motion carried with all ayes. The meeting was adjourned at 7:46 p.m.