

**REGULAR CITY COUNCIL MEETING  
FARMER CITY, ILLINOIS  
MONDAY, DECEMBER 3, 2018  
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

**OATH OF OFFICE - FARMER CITY POLICE CHIEF**

**PRESENTATION**

**SECTION I      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 November 19, 2018 council minutes
- B. Fund Warrant List

**SECTION II:      UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.**

**SECTION III:    NEW BUSINESS--Ordinances and resolutions for initial consideration**

1. **Ordinance 1021 – 2019 Tax Levy**
2. **Ordinance 1018 Approving plan for Farmer City Forward TIF district**
3. **Ordinance 1019 – Designating the Farmer City Forward Redevelopment Area**
4. **Ordinance 1020 – Ordinance Adopting Tax Increment Financing district for Farmer City Forward**
5. **Resolution 2018-24 – Appointing Angela Wanserski as the authorized agent for the City's Illinois Municipal Retirement Fund**
6. **Resolution 2018-25 – 2019 City of Farmer City Council meeting dates**

**SECTION IV:    EXECUTIVE SESSION**

**SECTION V:      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 OF  
NOVEMBER 19, 2018**

**6 p.m.**

**Roll call**

Present: Councilmembers Coffey, Kelley, McKinley and Testory  
Acting Mayor Scott Kelley  
Also, in attendance: City Manager Sue McLaughlin, City and City Clerk Sandy Shaw

**Pledge of allegiance to the flag**

**Proclamations/presentations**

**Public Hearing**

**Farmer City Forward**  
Public Hearing was opened at 6 p.m.

**SECTION I: CONSENT AGENDA**

- A. Approval of the minutes of the November 19, 2018 city council meeting
  - B. Fund Warrant List
  - C. Financial Report
- MOTION by Testory to approve consent agenda as printed.  
Seconded by Coffey. Approved unanimously. Motion carried.*

**SECTION II:**

**UNFINISHED BUSINESS Ordinances** or resolutions previously tabled

**SECTION III:**

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

1. **Ordinance 1017 – Authorizing the Execution of the IMLRMA Minimum/Maximum Contribution Agreement**  
This ordinance is to be approved yearly. This covers the insurance for the city's workman comp, auto liability and comprehensive general liability, portable equipment, auto physical damage and property. CM McLaughlin said the rates change annually due to the number of claims etc. This year, it's going down a few thousand dollars and there is savings to pay upfront early.  
*MOTION by Testory to approve Ordinance 1017 – Authorizing the execution of the IMLRMA minimum/maximum contribution agreement. Seconded by Coffey. Voted unanimously. Motion carried.*
  
2. **Resolution 2018-24 – Approving engineering agreement with BHMG for design of utility extension north of I-74**  
Resolution 2018-24 approves the city manager to execute a professional engineering services agreement with BHMG to design the utility extension north of Interstate 74 at a cost not to exceed

\$31,000. CM McLaughlin said the City has not only used BHMG for years and they have detailed knowledge of our system, but state statute precludes us from bidding engineering services. She said she believes this is a very reasonable amount for design engineering. *MOTION by McKinley to approve Resolution 2018-24 – approving an engineering agreement with BHMG for design of utility extension north of I 74. Seconded by Coffey. Approved unanimously. Motion carried,*

**SECTION IV:**

**OTHER ITEMS**

**1. City manager report**

City Manager Sue McLaughlin reported to council that City Hall will be closed Thanksgiving and the day after.

Enclosed in the utility bill this month will be the annual lead notice for the water department. No new lead in water samples

The water department has replaced 8 lead lines in the past year.

**2. Non-agenda items and other business.**

**SECTION V:**

**EXECUTIVE SESSION –**

None held

**ADJOURNMENT**

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

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Sandra I. Shaw city clerk

## **PUBLIC HEARING**

**MONDAY, NOVEMBER 19, 2018**

### **FARMER CITY FORWARD TIF DISTRICT**

Keith Moran, Moran Economic Development gave a presentation on the proposed Farmer City Forward TIF. Moran gave an outline on the District. A joint review board meeting was held on October 19, 2018. The joint review board is made up of representatives of the taxing districts and a public member at large

Moran outlined that the citizens that received a certified letter from the city owns property in the district. A mailing was also sent to the residents that are 750' from the proposed district letting them know that a TIF district is proposed.

This commercial/industrial TIF is designed to stimulate investment in the Farmer City Forward district. The City has had an existing TIF, TIF 2, since 1999 and it is set to expire in 2022. The City will continue with this program until its expiration.

The Farmer City Forward area includes the school, businesses and industrial areas. This will also be used to attract traffic from the interstate into the city's corridor.

#### **Public comments**

Tina Harrison – "what does TIF stand for, where does the money come from, is there any chance going across the interstate so we can get something like a Wal Mart"

Moran: Tax Increment Financing. What happens when you establish a TIF area, the base value is simply frozen of your property. If your property is reassessed and the value improves only the increment will be added to the TIF district, but your taxes will not go up because of the TIF.

He said Wal Mart is probably unlikely but you would want to offer assistance if needed

Alice Gum – Moran discussed the difference from TIF II and Farmer City Forward. "Who approves the TIF" Moran stated that the city council will vote on the district in December.

Amy Johnson – director of Farmer City Library asked how the proposed TIF affects the library? Moran stated that if the building needs repairs you may use TIF monies for that. When the existing TIF II expires in 2022 any money that has not been earmarked will be disbursed to the taxing district.

Jim Vance – "is this TIF only for commercial" Moran stated that it is mainly for commercial, industrial etc. "

CM Sue McLaughlin the boundaries were set to capture the industrial and commercial areas of town.



Martin Kopp: "will there be certain guidelines" CM Sue McLaughlin stated that there will be a review committee to approve applications to be forward to council for adoption

Mayor Scott Kelley closed the public hearing at 7:32 p.m.

***MOTION*** by McKinley to close public hearing, *Seconded by Testory. Voted unanimously. Motion carried*

Minutes prepared by City Clerk Sandy Shaw

Vendor Name	Net Invoice Amount	
<b>100</b>		
EVANS FROELICH BETH AND	1,505.00	LEGAL ADM
SIMPLIFIED COMPUTERS	210.00	OFF SITE BACKUP AND MANAGED SER
SIMPLIFIED COMPUTERS	210.00	OFF SITE BACKUP AND MANAGED SER
AT & T	38.48	ADM - TELEPHONE
SPRINT	23.49	ADM - TELEPHONE
FRONTIER	30.06	ADM CALL FORWARD REMOTE
CARDMEMBER SERVICES	982.49	TRAVEL/TRAINING
City of Farmer City	264.09	ADM
Mediacom	109.95	INTERENET
SIMPLIFIED COMPUTERS	270.00	ADM COMP SER
WATTS COPY SYSTEMS INC	197.46	ADM COPIER
CARDMEMBER SERVICES	113.94	SUPPLIES
Absopure Water Co	15.00	DRINKING WATER
Kings Ace Hardware	67.11	ADM SUPPLIES
CARDMEMBER SERVICES	66.49	MISC
CORNEGLIO AG	97.62	SANTA HOUSE
EVANS FROELICH BETH AND	577.50	LEGAL -LEGIS
CARDMEMBER SERVICES	100.00	POLICE AD
SPRINT	147.31	POL TELEPHONE
City of Farmer City	39.25	POLICE
WEX BANK	728.22	POLICE FUEL
Michael Todd & Company	153.41	GUTTER BROOM
ACME - DECATUR	505.66	STREET - HYD MOTOR PUMP SWEEPER
SPENCER OIL	40.00	TEST TRUCKS
SPRINT	110.55	ST - TELEPHONE
City of Farmer City	162.40	STREET
CARDMEMBER SERVICES	127.97	SUPPLIES
CORNEGLIO AG	50.22	STREET SUPPLIES
Kings Ace Hardware	96.62	STREET SUPPLIES
Evergreen FS Inc	1,000.16	STR -DIESEL FUEL
WEX BANK	401.65	ST FUEL
City of Farmer City	387.71	PARK
Kings Ace Hardware	66.00	PARK SUPPLIES
City of Farmer City	55.48	POOL
Total 100:	8,951.29	
<b>170</b>		
FEHR GRAHAM	14,319.50	CAPITAL PROJ POOL
Total 170:	14,319.50	
<b>250</b>		
American Graphx	126.25	PRINTING SHIRTS AND DECALS
Total 250:	126.25	
<b>270</b>		
EVANS FROELICH BETH AND	1,237.50	TIF
MORAN ECONOMIC DEVELOP	16,492.50	TIF REDEVELOPMENT FC FORWARD
Total 270:	17,730.00	
<b>510</b>		
CORNEGLIO AG	5.18	WATER SUPPLIES
CORNEGLIO AG	51.27	WATER SUPPLIES
American Graphx	126.25	PRINTING SHIRTS AND DECALS

Vendor Name	Net Invoice Amount	
City of Farmer City	1,548.76	WATER
WATER SOLUTIONS UNLIMITED	683.00	WATER CHEM SUPPLIES
CARDMEMBER SERVICES	126.93	SUPPLIES
Kings Ace Hardware	11.95	WATER SUPPLIES
WEX BANK	79.25	WATER FUEL
ENGER BRO'S HEAT AC PLUMB	275.00	WATER METER REPLACE
LAWSON PRODUCTS	112.60	PLIERS TO CHANGE METERS
SCHOMBURG & SCHOMBURG	24,957.77	WATER ST MAIN IMPROVEMENTS
<b>Total 510:</b>	<b>27,977.96</b>	
<b>520</b>		
PDC Laboratories Inc.	90.37	SEW-CHEM SUPPLIES
SPRINT	23.49	SEWER - TELEPHONE
CARDMEMBER SERVICES	158.20	TRAVEL/TRAINING
City of Farmer City	7,335.61	SEWER
Kings Ace Hardware	44.96	SEWER SUPPLIES
WEX BANK	156.07	SEWER FUEL
G.A. RICH & SONS	13,269.00	CLEAN SEWER LINE
<b>Total 520:</b>	<b>21,077.70</b>	
<b>530</b>		
Office Machine Repair	10.00	ELE - COPY MACHINE RENTAL
CARDMEMBER SERVICES	44.95	INTERNET
AT & T	28.38	ELE - TELEPHONE
SPRINT	97.38	ELE - TELEPHONE
Kings Ace Hardware	61.24	ELE - SUPPLIES
CARDMEMBER SERVICES	5.99	SUPPLIES
WEX BANK	74.75	ELE FUEL
Safety-Kleen Corporation	467.37	ELE parts washer service
ANIXTER INC	1,960.00	C15R METERS
<b>Total 530:</b>	<b>2,750.06</b>	
<b>Grand Totals:</b>	<b>92,932.76</b>	



CITY OF FARMER CITY, ILLINOIS

105 South Main Street  
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

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MEMO

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Date: December 3, 2018

To: City Council

From: Sue McLaughlin, ICMA-CM  
City Manager

RE: 2019 Tax Levy

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Attached you will find the spreadsheet that shows the analysis for the tax levy recommendation for 2019.

The most disconcerting item of note is that the overall EAV (Equalized Assessed Valuation) – the total value of property within the city limits, as a whole, is considerably down, by over \$1 million or 5%. The EAV in 2017 was 22,560,129; for 2018, it's 21,445,049.

While we worked to keep the tax rate the same this year, the City will receive \$40,000 less in taxes that are already set at the maximum rate. For example, we can only tax .25 for corporate taxes, which fund the general fund. Last year, we received \$56,106 from that tax. This year, we are slated to only receive \$53,612 due to the lower EAV. We are not maxed on special revenue taxes, such as for IMRF and insurance, but again, we are limited on the use of those monies.

If our EAV continues to decline, we will receive less and less general fund revenue. We need to raise property values, not only on existing structures, but develop vacant land as well. Otherwise, we face raising the property tax rate via referendum in the next year or two.

Other items of note include the increase in the audit tax rate due to the need for more funds for this year's audit, especially since we will be issuing an RFP for a new auditor. Also, the library's levy has dropped by more than \$1,600, caused again, by the lower EAV.



ORDINANCE

ORDINANCE LEVYING REAL ESTATE TAXES FOR ALL CORPORATE PURPOSES FOR THE CITY OF FARMER CITY, ILLINOIS, BASED ON APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2018 AND ENDING ON APRIL 30, 2019

WHEREAS, the City of Farmer City has the responsibility before the last Tuesday of December of each year to adopt an ordinance levying taxes for all corporate purposes for the current fiscal year; and

WHEREAS, the City Council of the City of Farmer City has examined the corporate financial needs for the fiscal year beginning May 1, 2018 and ending April 30, 2019 and determined the amounts needed to defray the expenses and liabilities of the City; and

WHEREAS, the taxes levied below, excluding amounts levied for debt service, did not exceed 105% of the amounts that were extended by the County Clerk for City purposes, excluding amounts for debt service, for the preceding year and, therefore, the notice required under the Truth and Taxation law was not required.

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

FIRST: The amounts hereinafter set forth, or so much as may be authorized by law, are levied for such purposes as: Corporate (General Purpose), Police Protection, Insurance and Tort Judgments, Public Parks, Illinois Municipal Retirement Fund, Farmer City Public Library, Social Security, Audit, Emergency Services, Street Lighting, School Crossing Guard, Sewage System for the fiscal year of the said City of Farmer City, Illinois, beginning the first day of May 2018 and ending on the 30th day of April 2019.

SECOND: The amounts levied for each appropriated object and purpose for which real estate taxes can be levied are detailed in the City of Farmer City annual budget and approved through Ordinance 2018-1005 being the appropriation ordinance for fiscal year 2018-19 and are summarized as follows:

**TAX LEVY SUMMARY**

CORPORATE PROPERTY TAX (65 ILCS 5/8-3-1)	\$ 53,612.62
POLICE PROTECTION TAX (65 ILCS 5/8-8-8)	\$ 16,083.79
INSURANCE AND TORT JUDGMENTS (745 ILCS 10/9-107)	\$ 60,046.14
PUBLIC PARKS TAX (65 ILCS 5/11-98-1)	\$ 16,083.79
ILLINOIS MUNICIPAL RETIREMENT FUND (40 ILCS 5/7-171)	\$ 117,947.77
LIBRARY TAX (75 ILCS 5/3-1)	\$ 32,167.57
SOCIAL SECURITY TAX (65 ILCS 5/21-110)	\$ 48,079.80
MUNICIPAL AUDIT TAX (65 ILCS 5/8-8-8)	\$ 21,230.60

EMERGENCY SERVICES & DISASTER OPERATIONS (65 ILCS 5/8-3-16)	\$ 536.13
STREET LIGHTING TAX (65 ILCS 5/11-80-5)	\$ 10,722.52
SCHOOL CROSSING GUARD (65 ILCS 5/11-80-23)	\$ 4,289.01
SEWAGE SYSTEM (65 ILCS 5/11-143-1)	\$ 21,445.05
UNEMPLOYMENT INS	\$ 10,722.52
<b>TOTAL TAXES LEVIED</b>	<b><u>\$425,834.34</u></b>

THIRD: The City Clerk shall make and file with the County Clerk of DeWitt County duly certified copies of this ordinance.

FOURTH: The amount levied by Section Two of this ordinance is required by said City of Farmer City as aforesaid and extended upon the appropriate tax books for the fiscal year of said City of Farmer City beginning May 1, 2018 and ending April 30, 2019.

FIFTH: If any section, subdivision or sentence of this ordinance is for any reason held to be invalid or to be unconstitutional, such a decision shall not affect the validity of the remaining portion of this ordinance.

SIXTH: This ordinance shall be in full force and effect from and after its adoption, as provided by law and publication in pamphlet form.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS THIS 3<sup>rd</sup> DAY OF DECEMBER, 2018.

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
Scott Kelley, Mayor

\_\_\_\_\_  
Sandra I. Shaw, City Clerk

CITY OF FARMER CITY

TAX LEVY FOR 2018/19

(payable in 2019)

	EAV 2017	rate	actual 2018 (payable in 2018)	Rec'd	estimated EAV FOR 2018	rate	proposed 2019
<b>Corporate</b>	22,560,129	0.2500	\$56,400.32	\$56,106.25	21,445,049	0.2500	\$53,612.62
<b>Police</b>	22,560,129	0.0750	\$16,920.10	\$16,831.55	21,445,049	0.0750	\$16,083.79
<b>Street Lights</b>	22,560,129	0.0500	\$11,280.06	\$11,221.02	21,445,049	0.0500	\$10,722.52
<b>Parks</b>	22,560,129	0.0750	\$16,920.10	\$16,831.55	21,445,049	0.0750	\$16,083.79
<b>Lease/Purchase</b>	22,560,129	0.0320	\$7,219.24	\$0.00	21,445,049		
<b>Street &amp; Bridge</b>	22,560,129		\$13,536.08	\$18,481.27	21,445,049	0.0600	\$12,867.03
<b>Working Cash</b>	22,560,129	0.0025	\$564.00	\$0.00	21,445,049		
<b>Sewerage</b>	22,560,129	0.1000	\$22,560.13	\$22,442.41	21,445,049	0.1000	\$21,445.05
<b>IMRF</b>	22,560,129	0.3690	\$119,569.00	\$119,757.20	21,445,049	0.5500	\$117,947.77
<b>Audit</b>	22,560,129	0.0600	\$13,536.08	\$15,817.56	21,445,049	0.0990	\$21,230.60
<b>Liability</b>	22,560,129	0.3400	\$76,704.44	\$76,825.01	21,445,049	0.2800	\$60,046.14
<b>ESDA</b>	22,560,129	0.0028	\$631.68	\$635.13	21,445,049	0.0025	\$536.13
<b>Unemployment Ins</b>	22,560,129	0.1315	\$26,666.07	\$26,709.22	21,445,049	0.0500	\$10,722.52
<b>Social Security</b>	22,560,129	0.2000	\$45,120.26	\$45,192.06	21,445,049	0.2242	\$48,079.80
<b>School Crossing</b>	22,560,129	0.0200	\$4,512.03	\$4,488.62	21,445,049	0.0200	\$4,289.01
<b>Library</b>	22,560,129	0.1500	\$33,840.19	\$32,929.00	21,445,049	0.1500	\$32,167.57
		<b>1.8578</b>	<b>\$465,979.78</b>	<b>\$464,267.85</b>		<b>1.9857</b>	<b>\$425,834.34</b>

Truth in Taxation hearing required if levy over 105% of previous year

Without Truth in Taxation hearing, the 2018 levy could be \$489,278.77 or 105% X \$465,979.78

or an increase of \$23,298.99  
the actual increase = -\$40,145.44

**ORDINANCE NO. 1018****AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED FARMER CITY FORWARD REDEVELOPMENT PROJECT AREA OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS**

**WHEREAS**, the City of Farmer City, DeWitt County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the designation of the Farmer City Forward Redevelopment Project Area (the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”) including the related redevelopment projects described therein (the “**Redevelopment Projects**”) and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**Act**”); and

**WHEREAS**, pursuant to Ordinance No. 1015, adopted October 1, 2018, the Corporate Authorities set 5:30 p.m. on Monday, November 19, 2018, in the City Council Chambers of City Hall, 105 S. Main Street, Farmer City, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

**Section 1.** Under the Act, the Municipality hereby adopts and approves the Redevelopment Plan, including the related Redevelopment Projects, for the Redevelopment Project Area and hereby ratifies, confirms, adopts and approves as true, complete and correct all findings and certifications made therein.

**Section 2.** The Redevelopment Plan shall be in the form presented to the Corporate Authorities at the time this Ordinance is adopted. The Redevelopment Plan as so adopted and approved shall be on file with this Ordinance in the records of the City Clerk (but any failure to so file it shall not abrogate, diminish or impair its effect).

**Section 3.** The City Clerk shall file or cause to be filed a certified copy of this Ordinance and a copy of the Redevelopment Plan with the County Clerk of DeWitt County, Illinois.



Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this 3rd day of December, 2018, by roll call vote, as follows:

Voting "Aye" (names): \_\_\_\_\_

\_\_\_\_\_

Voting "Nay" (names): \_\_\_\_\_

\_\_\_\_\_

Absent (names): \_\_\_\_\_

**PASSED** this 3rd day of December, 2018.

\_\_\_\_\_  
City Clerk

**APPROVED** this 3rd day of December, 2018.

\_\_\_\_\_  
Mayor

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

**CERTIFICATION OF ORDINANCE**

I, Sandy Shaw, 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 December 3, 2018, insofar as same relates to the adoption of Ordinance No. \_\_\_\_, entitled:

**AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED FARMER CITY FORWARD REDEVELOPMENT PROJECT AREA OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS,**

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 a 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 the agenda for the meeting was duly posted on the City’s website and at the Farmer City City Hall at least 48 hours prior to the meeting; 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 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 meetings laws and such Illinois Municipal 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

(SEAL)

ORDINANCE NO. 1019

AN ORDINANCE DESIGNATING THE FARMER CITY FORWARD REDEVELOPMENT PROJECT AREA OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS

WHEREAS, the City Council of the City of Farmer City, DeWitt County, Illinois (the "Municipality") has adopted and approved the Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"), including the related redevelopment projects described therein (the "Redevelopment Projects"), for the Municipality's proposed Farmer City Forward Redevelopment Project Area (as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto, the "Redevelopment Project Area") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as supplemented and amended (the "Act"); and

WHEREAS, pursuant to Ordinance No. 1015, adopted October 1, 2018, the Corporate Authorities set 5:30 p.m. on Monday, November 19, 2018, in the City Council Chambers of City Hall, 105 S. Main Street, Farmer City, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

Section 1. The Municipality hereby designates the real estate as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto and hereby incorporated herein by this reference thereto, as a "redevelopment project area" under the Act and as the Redevelopment Project Area hereunder.

Section 2. The City Clerk shall file a certified copy of this Ordinance, together with: (i) the legal description of the Redevelopment Project Area, (ii) a map of the Redevelopment Project Area, and (iii) a list of each parcel or tax identification number of each parcel of real estate within the Redevelopment Project Area, with the County Clerk of DeWitt County, Illinois. Such County Clerk shall use the year 2017 in determining the total initial equalized assessed value of the Redevelopment Project Area under Section 11-74.4-9 of the Act.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this 3rd day of December, 2018 by roll call vote, as follows:

Voting "Aye" (names): \_\_\_\_\_

\_\_\_\_\_

Voting "Nay" (names): \_\_\_\_\_

\_\_\_\_\_

Absent (names): \_\_\_\_\_

**PASSED** this 3rd day of December, 2018.

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City Clerk

**APPROVED** this 3rd day of December, 2018.

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Mayor



## Exhibit A

### Boundary Description

Part of Section 21, part of the Southwest Quarter of Section 22, part of Section 27, part of Section 28, and part of the Northeast Quarter of Section 29, all in Township 21 North, Range 5 East of the 3<sup>rd</sup> Principal Meridian, DeWitt County, Illinois described as follows:

Beginning at the intersection of the southerly right of way line of F.A.I. Route 74 and the west line of said Section 21; thence easterly along said southerly right of way line of F.A.I. Route 74, a distance of 1337 feet, more or less, to the east line of the Southwest Quarter of the Northwest Quarter of said Section 21;

thence south along said east line 419 feet, more or less, to the southeast corner of said Southwest Quarter;

thence east along the south line of said Northwest Quarter of Section 21, a distance of 1342 feet, more or less, to the southeast corner of said Northwest Quarter;

thence north along the east line of said Northwest Quarter 144 feet, more or less, to the intersection of said east line and the southwesterly right of way line of F.A.I. Route 74;

thence southeasterly along said northwesterly right of way line of F.A.I. Route 74, a distance of 1705 feet, more or less, to the intersection of said southwesterly right of way line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said southwesterly right of way line 170 feet, more or less, to the intersection of said southwesterly right of way line and the east line of the West Half of the Southeast Quarter of said Section 21;

thence south along said east line 87 feet, more or less, to the southeasterly right of way line of said Canadian National Railway;

thence northeasterly along said southeasterly right of way line 571 feet, more or less, to the intersection of said southeasterly right of way line and the northerly right of way line of said F.A. Route 74;

thence southeasterly along said northerly right of way line 190 feet, more or less, to a point on the north line of a parcel currently identified as PIN 05-22-300-006;

thence east along said north line 3295 feet, more or less, to the easterly right of way line of IL Route 54;

thence southerly along said easterly right of way line of IL Route 54, a distance of 1706 feet, more or less, to the intersection of said easterly right of way line and the easterly right of way line of F.A.I. Route 74;

thence southeasterly along said easterly right of way line of F.A.I. Route 74, a distance of 1643 feet, more or less;

thence southwesterly perpendicular across said F.A.I. Route 74, a distance of 340 feet, more or less, to a point on the southerly right of way line of said F.A.I. Route 74, said point also being the northeast corner of a parcel currently identified as PIN 05-27-200-004;

thence west along said southerly right of way line of F.A.I. Route 74, a distance of 957 feet, more or less, to the intersection of said southerly right of way line and the southeasterly right of way line of IL Route 54;

thence southwesterly along said southerly right of way line of IL Route 54, a distance of 1266 feet, more or less to the most northerly corner of a parcel currently identified as PIN 05-27-156-002;

thence southeasterly along the northeasterly line of said parcel 268.75 feet, more or less to the northeast corner of said parcel;

thence southwesterly along the easterly line of said parcel and continuing 401 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-27-156-004;

thence northwesterly along the southwesterly line of said parcel 133 feet, more or less to the northeast corner of a parcel of a parcel currently identified as PIN 05-27-303-001

thence southwesterly along the easterly line of said parcel and continuing 1137 feet, more or less, to the southwesterly right of way line of US 150 US 150 Grove Street, said southwesterly right of way line also being the northeasterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line of US 150 Grove Street 278 feet, more or less, to the intersection of said southwesterly right of way line and the west line of said Section 27;

thence south along said west line 109 feet, more or less, to the northwest corner of Lot 6 in Perhay Plaza, said corner also being on the southwesterly right of way line of the Conrail railroad;

thence southeasterly along said southwesterly right of way line 1228 feet, more or less, to the northeast corner of Out Lot 17 in Perhay's First Addition;

thence southwesterly along the southeasterly line of said Out Lot 17, a distance of 644.65 feet, more or less;

thence southwesterly continuing along the southeasterly line of said Out Lot 17, a distance of 891.21 feet, more or less, to the southwest corner of said Out Lot 17, said corner also being on the west line of said Section 27;

thence north along said west line 322 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-28-476-003;

thence west along the south line of said parcel 2045 feet, more or less to a point on the easterly line of a parcel currently identified as PIN 05-28-453-001;

thence southerly along said easterly line 51 feet, more or less to the southeast corner of said parcel;

thence west along the south line of said parcel 233.06 feet, more or less, to the southeast right of way corner of Woodward Street;

thence westerly along the southerly right of way line of Woodward Street 59 feet, more or less, to the southwest right of way corner of Woodward Street;

thence northwesterly along the southwesterly right of way line of Woodward Street 759 feet, more or less, to the northeast corner of Lot 7 in Block 1 of Moore Addition;

thence west along the north line of said Lot 7, a distance of 175 feet, more or less, to the east right of way line of Main Street;

thence south along said west right of way line of Main Street 77 feet, more or less, to the intersection of said west right of way line and the extension of the north line of Lot 10 in Block 2 of Moore Addition;

thence west along said extension and said north line 179 feet, more or less, to the northeast corner of lot 18 in said Block 2 of Moore Addition;

thence south along the east line of said Lot 18, a distance of 50 feet, more or less, to the southeast corner of said Lot 18;

thence west along the south line of said Lot 18, a distance of 100 feet, more or less, to the southwest corner of said Lot 18;

thence north along the west line of said Block 2 and the extension thereof 206 feet, more or less, to the northerly right of way line of IL Route 54;

thence northeast along said northerly right of way line of IL Route 54, a distance of 67 feet, more or less, to the southeast corner of Lot 14 in Moore's Addition;

thence north along the east lines of said Lot 14 and Lot 13 in said Moore's Addition and the extension thereof 348 feet, more or less, to the north right of way line of Water Street;

thence west along said north right of way line of Water Street 65 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-012;

thence north along the west line of said parcel 70 feet, more or less, to the northwest corner of said parcel;

thence east along the north line of said parcel 16 feet, more or less;

thence north continuing along said north line 6 feet, more or less;

thence east continuing along said north line 80 feet, more or less, to the east line of Lot 9 in Block 16 of the Original Town of Farmer City;

thence south along said east line 37 feet, more or less;

thence east 3 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-035;

thence north along the west line of said parcel and continuing 78 feet, more or less to the north line of Lot 10 in said Block 16;

thence west 3 feet, more or less, to the northeast corner of said Lot 9;

thence north crossing an alley and continuing north along the east line of lot 4 in said Block 16 and crossing Green Street, and continuing along the east line of Lot 8 in Block 9 of the Original Town of Farmer City 309 feet, more or less, to the northeast corner of said Lot 8;

thence west along the north lines of said Lot 8, Lot 7 and Lot 6 in said Block 9 and the extension thereof 182 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 504 feet, more or less, to the intersection of said west right of way line and the north right of way line of High Street;

thence west 8 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 2051 feet, more or less, to the intersection of said west right of way line and the southwesterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line 259 feet, more or less, to the intersection of said southwesterly right of way line and the south right of way line of Van Buren Street;

thence west along said south right of way line of Van Buren Street 413 feet, more or less, to the intersection of said south right of way line and the east right of way line of John Street;

thence south along said east right of way line of John Street 1860 feet, more or less, to the intersection of said east right of way line and the extension of the southerly line of the Farmer City School District 17A property;

thence along said extension and along said southerly line 239 feet, more or less;

thence south continuing along said southerly line 256 feet, more or less;

thence northwest continuing along said southerly line 430 feet, more or less;

thence north continuing along said southerly line 27 feet, more or less;

thence west continuing along said southerly line 120 feet, more or less, to the westerly line of said Farmer City School District 17A property;

thence northwesterly along said westerly line 1457 feet, more or less, to the northwest corner of said Farmer City School District 17A property, said corner also being the southwest corner of Blue Ridge School District 18 property; thence northwesterly along the westerly line of said School District 18 property 198 feet, more or less, to the west line of said Section 28;

thence north along said west line 287 feet, more or less, to the intersection of said west line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said northwesterly right of way line 1460 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-29-200-012;

thence north along the west side of said parcel 1245 feet, more or less, to the centerline of Depot Road;

thence east along said centerline of Depot Road 2385 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-21-351-002;

thence northerly along the easterly line of said parcel and along a curve to the left 329 feet, more or less, to the southwesterly right of way line of Norfolk Southern;

thence southeasterly along said southwesterly right of way line 438 feet, more or less, to the south line of said Section 21;

thence east along said south line 271 feet, more or less, to the intersection of said south line and the west right of way line of Plum Street;

thence northeasterly 73 feet, more or less, to the intersection of the southeasterly right of way line of the Canadian National Railway and the northeasterly right of way line of US 150 US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 297 feet, more or less, to the intersection of said northeasterly right of way line and the north right of way line of North Street;

thence east along said north right of way line of North Street 685 feet, more or less, to the intersection of said north right of way line and the west right of way line of James Street;

thence north along said west right of way line of James Street 132 feet, more or less, to the south line of said Section 21;

thence east along said south line 33 feet, more or less, to the east line of the southwest quarter of said Section 21;

thence north along said east line 549 feet, more or less, to the intersection of said east line and the southeasterly right of way line of the Canadian National Railway;

thence southwesterly along said southeasterly right of way line 440 feet, more or less, to the intersection of said southeasterly right of way line and the westerly right of way line of Main Street;

thence northerly and westerly along said westerly right of way line of Main Street and along the southerly right of way line of Iron Street 437 feet, more or less, to the intersection of said southerly right of way line and the extension of the west line of a parcel currently identified as PIN 05-21-378-004;

thence north across said Iron Street and along said west line 462 feet, more or less, to the northwest corner of said parcel, said northwest corner also being the northwest corner of Lot 15 in McMurry's Addition;

thence east along the north line of said McMurry's Addition 516 feet, more or less, to the east line of the Southwest Quarter of said Section 21;

thence north along said east line 237.6 feet, more or less, to the northeast corner of the Southeast Quarter of said Southwest Quarter;

thence west along the north line of said Southeast Quarter of the Southwest Quarter 1345 feet, more or less, to the northwest corner of said Southeast Quarter;

thence north along the east line of the Northwest Quarter of the Southwest Quarter of said Section 21, a distance of 679 feet, more or less, to the southeast corner of the North Half of said Northwest Quarter of the Southwest Quarter;

thence west along the south line of said North Half 1320 feet, more or less, to the west line of said Section 21;

thence north along said west line 1237 feet, more or less, to the Point of Beginning.

#### EXCLUDING THEREFROM:

Beginning at the northeast corner of said Section 28;

thence west along the north line of said Section 28, a distance of 1320 feet, more or less, to the northwest corner of the East Half of the Northwest Quarter of said Section 28;

thence south along the west line of said East Half 1364 feet, more or less, to the intersection of said east line and the northeasterly right of way line of US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 683 feet, more or less, to the intersection of said northeasterly right of way line and the south right of way line of Dodge Street;

thence west along said south right of way line of Dodge Street 1329 feet, more or less, to the intersection of said south right of way line and the east right of way line of Lincoln Street;

thence south along said east right of way line of Lincoln Street 675 feet, more or less, to the intersection of said east right of way line and the south right of way line of Allen Street;

thence west along said south right of way line of Allen Street 315 feet, more or less, to the intersection of said south right of way line and the east line of the West Half of said Section 28;

thence south along said east line 254 feet, more or less, to the intersection of the north right of way line of High Street and the east right of way line of James Street;

thence continuing south along said east right of way line of James Street 900 feet, more or less, to the intersection of said east right of way line and the northerly right of way line of Water Street;

thence easterly along said northerly right of way line of Water Street 2493 feet, more or less, to the intersection of said northerly right of way line and the northwesterly right of way line of IL Route 54, and the southwesterly right of way line of the Conrail railroad;

thence north 113 feet, more or less, to a point on the southwesterly right of way line of US 150 Grove Street;

thence northwesterly 224 feet, more or less, along said southwesterly right of way line of US 150 Grove Street;

thence northeasterly perpendicular to said right of way line 80 feet, more or less, to the northeasterly right of way line of US 150 Grove Street;

thence northeasterly along said northeasterly right of way line of US 150 Grove Street 51 feet, more or less, to the most southerly corner of Lot 21 in Herrick's Second Addition;

thence northeasterly along the southerly line of said Lot 21, a distance of 121 feet, more or less, to the southeast corner of said Lot 21;

thence northerly along the easterly line of said Lot 21, a distance of 186.5 feet, more or less, to the southwest corner of Lot 20 in said Herrick's Second Addition;

thence north along the west line of said Lot 20 and the extension thereof 225 feet, more or less, to the north right of way line of High Street;

thence east along said north right of way line of High Street 386 feet, more or less, to the southwest corner of a parcel currently identified as PIN 05-27-301-001, said corner being 91.29 feet west of the southeast corner of Lot 16 in said Herrick's Second Addition;

thence north along the west line of said parcel 129.25 feet, more or less, to the northwest corner of said parcel, said corner also being on the north line of said Lot 16;

thence east along the north line of said Lot 16, a distance of 91.29 feet, more or less, to the northeast corner of said Lot 16;

thence north along the east line of Lot 13 in said Herrick's Second Addition and the extension thereof 188 feet, more or less, to the north right of way line of Allen Street;

thence east along said north right of way line of Allen Street 155 feet, more or less, to the southwest corner of Lot 11 in said Herrick's Second Addition;

thence north along the west line of said Lot 11, a distance of 190 feet, more or less, to the northwest corner of said Lot 11;

thence east along the north line of said Lot 11, a distance of 16.5 feet, more or less, to the southwest corner of Lot 10 in said Herrick's Second Addition;

thence north along the west line of said Lot 10, a distance of 140.81 feet, more or less, to the northwest corner of said Lot 10;

thence northwest 19 feet, more or less, to the southwest corner of Lot 3 in said Herrick's Second Addition;

thence north along the west line of said Lot 3 a distance of 211 feet, more or less, to the northwest corner of said Lot 3, said corner lying on the southwesterly right of way line of Richardson Street;

thence northwesterly perpendicular to said right of way line 50 feet, more or less, to the northwesterly right of way line of said Richardson Street;

thence northeasterly along said northwesterly right of way line of Richardson Street 1035 feet, more or less, to the intersection of said northwesterly right of way line and the north line of the South Half of the Northwest Quarter of said Section 27;

thence west along said north line 1245 feet, more or less, to the west line of said Section 27;

thence north along the west line of said Section 27, a distance of 1316 feet, more or less, to the Point of Beginning.



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

**CERTIFICATION OF ORDINANCE**

I, Sandy Shaw, 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 December 3, 2018, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE DESIGNATING THE FARMER CITY  
FORWARD REDEVELOPMENT PROJECT AREA OF THE  
CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS,**

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 a 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 the agenda for the meeting was duly posted on the City’s website and at the Farmer City City Hall at least 48 hours prior to the meeting; 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 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 meetings laws and such Illinois Municipal 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 3rd day of December, 2018.

\_\_\_\_\_  
City Clerk

(SEAL)

## Exhibit A

### Boundary Description

Part of Section 21, part of the Southwest Quarter of Section 22, part of Section 27, part of Section 28, and part of the Northeast Quarter of Section 29, all in Township 21 North, Range 5 East of the 3<sup>rd</sup> Principal Meridian, DeWitt County, Illinois described as follows:

Beginning at the intersection of the southerly right of way line of F.A.I. Route 74 and the west line of said Section 21; thence easterly along said southerly right of way line of F.A.I. Route 74, a distance of 1337 feet, more or less, to the east line of the Southwest Quarter of the Northwest Quarter of said Section 21;

thence south along said east line 419 feet, more or less, to the southeast corner of said Southwest Quarter;

thence east along the south line of said Northwest Quarter of Section 21, a distance of 1342 feet, more or less, to the southeast corner of said Northwest Quarter;

thence north along the east line of said Northwest Quarter 144 feet, more or less, to the intersection of said east line and the southwesterly right of way line of F.A.I. Route 74;

thence southeasterly along said northwesterly right of way line of F.A.I. Route 74, a distance of 1705 feet, more or less, to the intersection of said southwesterly right of way line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said southwesterly right of way line 170 feet, more or less, to the intersection of said southwesterly right of way line and the east line of the West Half of the Southeast Quarter of said Section 21;

thence south along said east line 87 feet, more or less, to the southeasterly right of way line of said Canadian National Railway;

thence northeasterly along said southeasterly right of way line 571 feet, more or less, to the intersection of said southeasterly right of way line and the northerly right of way line of said F.A. Route 74;

thence southeasterly along said northerly right of way line 190 feet, more or less, to a point on the north line of a parcel currently identified as PIN 05-22-300-006;

thence east along said north line 3295 feet, more or less, to the easterly right of way line of IL Route 54;

thence southerly along said easterly right of way line of IL Route 54, a distance of 1706 feet, more or less, to the intersection of said easterly right of way line and the easterly right of way line of F.A.I. Route 74;

thence southeasterly along said easterly right of way line of F.A.I. Route 74, a distance of 1643 feet, more or less;

thence southwesterly perpendicular across said F.A.I. Route 74, a distance of 340 feet, more or less, to a point on the southerly right of way line of said F.A.I. Route 74, said point also being the northeast corner of a parcel currently identified as PIN 05-27-200-004;

thence west along said southerly right of way line of F.A.I. Route 74, a distance of 957 feet, more or less, to the intersection of said southerly right of way line and the southeasterly right of way line of IL Route 54;

thence southwesterly along said southerly right of way line of IL Route 54, a distance of 1266 feet, more or less to the most northerly corner of a parcel currently identified as PIN 05-27-156-002;

thence southeasterly along the northeasterly line of said parcel 268.75 feet, more or less to the northeast corner of said parcel;

thence southwesterly along the easterly line of said parcel and continuing 401 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-27-156-004;

thence northwesterly along the southwesterly line of said parcel 133 feet, more or less to the northeast corner of a parcel of a parcel currently identified as PIN 05-27-303-001

thence southwesterly along the easterly line of said parcel and continuing 1137 feet, more or less, to the southwesterly right of way line of US 150 US 150 Grove Street, said southwesterly right of way line also being the northeasterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line of US 150 Grove Street 278 feet, more or less, to the intersection of said southwesterly right of way line and the west line of said Section 27;

thence south along said west line 109 feet, more or less, to the northwest corner of Lot 6 in Perhay Plaza, said corner also being on the southwesterly right of way line of the Conrail railroad;

thence southeasterly along said southwesterly right of way line 1228 feet, more or less, to the northeast corner of Out Lot 17 in Perhay's First Addition;

thence southwesterly along the southeasterly line of said Out Lot 17, a distance of 644.65 feet, more or less;

thence southwesterly continuing along the southeasterly line of said Out Lot 17, a distance of 891.21 feet, more or less, to the southwest corner of said Out Lot 17, said corner also being on the west line of said Section 27;

thence north along said west line 322 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-28-476-003;



thence west along the south line of said parcel 2045 feet, more or less to a point on the easterly line of a parcel currently identified as PIN 05-28-453-001;

thence southerly along said easterly line 51 feet, more or less to the southeast corner of said parcel;

thence west along the south line of said parcel 233.06 feet, more or less, to the southeast right of way corner of Woodward Street;

thence westerly along the southerly right of way line of Woodward Street 59 feet, more or less, to the southwest right of way corner of Woodward Street;

thence northwesterly along the southwesterly right of way line of Woodward Street 759 feet, more or less, to the northeast corner of Lot 7 in Block 1 of Moore Addition;

thence west along the north line of said Lot 7, a distance of 175 feet, more or less, to the east right of way line of Main Street;

thence south along said west right of way line of Main Street 77 feet, more or less, to the intersection of said west right of way line and the extension of the north line of Lot 10 in Block 2 of Moore Addition;

thence west along said extension and said north line 179 feet, more or less, to the northeast corner of lot 18 in said Block 2 of Moore Addition;

thence south along the east line of said Lot 18, a distance of 50 feet, more or less, to the southeast corner of said Lot 18;

thence west along the south line of said Lot 18, a distance of 100 feet, more or less, to the southwest corner of said Lot 18;

thence north along the west line of said Block 2 and the extension thereof 206 feet, more or less, to the northerly right of way line of IL Route 54;

thence northeast along said northerly right of way line of IL Route 54, a distance of 67 feet, more or less, to the southeast corner of Lot 14 in Moore's Addition;

thence north along the east lines of said Lot 14 and Lot 13 in said Moore's Addition and the extension thereof 348 feet, more or less, to the north right of way line of Water Street;

thence west along said north right of way line of Water Street 65 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-012;

thence north along the west line of said parcel 70 feet, more or less, to the northwest corner of said parcel;

thence east along the north line of said parcel 16 feet, more or less;

thence north continuing along said north line 6 feet, more or less;

thence east continuing along said north line 80 feet, more or less, to the east line of Lot 9 in Block 16 of the Original Town of Farmer City;

thence south along said east line 37 feet, more or less;

thence east 3 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-035;

thence north along the west line of said parcel and continuing 78 feet, more or less to the north line of Lot 10 in said Block 16;

thence west 3 feet, more or less, to the northeast corner of said Lot 9;

thence north crossing an alley and continuing north along the east line of lot 4 in said Block 16 and crossing Green Street, and continuing along the east line of Lot 8 in Block 9 of the Original Town of Farmer City 309 feet, more or less, to the northeast corner of said Lot 8;

thence west along the north lines of said Lot 8, Lot 7 and Lot 6 in said Block 9 and the extension thereof 182 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 504 feet, more or less, to the intersection of said west right of way line and the north right of way line of High Street;

thence west 8 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 2051 feet, more or less, to the intersection of said west right of way line and the southwesterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line 259 feet, more or less, to the intersection of said southwesterly right of way line and the south right of way line of Van Buren Street;

thence west along said south right of way line of Van Buren Street 413 feet, more or less, to the intersection of said south right of way line and the east right of way line of John Street;

thence south along said east right of way line of John Street 1860 feet, more or less, to the intersection of said east right of way line and the extension of the southerly line of the Farmer City School District 17A property;

thence along said extension and along said southerly line 239 feet, more or less;

thence south continuing along said southerly line 256 feet, more or less;

thence northwest continuing along said southerly line 430 feet, more or less;

thence north continuing along said southerly line 27 feet, more or less;

thence west continuing along said southerly line 120 feet, more or less, to the westerly line of said Farmer City School District 17A property;

thence northwesterly along said westerly line 1457 feet, more or less, to the northwest corner of said Farmer City School District 17A property, said corner also being the southwest corner of Blue Ridge School District 18 property; thence northwesterly along the westerly line of said School District 18 property 198 feet, more or less, to the west line of said Section 28;

thence north along said west line 287 feet, more or less, to the intersection of said west line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said northwesterly right of way line 1460 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-29-200-012;

thence north along the west side of said parcel 1245 feet, more or less, to the centerline of Depot Road;

thence east along said centerline of Depot Road 2385 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-21-351-002;

thence northerly along the easterly line of said parcel and along a curve to the left 329 feet, more or less, to the southwesterly right of way line of Norfolk Southern;

thence southeasterly along said southwesterly right of way line 438 feet, more or less, to the south line of said Section 21;

thence east along said south line 271 feet, more or less, to the intersection of said south line and the west right of way line of Plum Street;

thence northeasterly 73 feet, more or less, to the intersection of the southeasterly right of way line of the Canadian National Railway and the northeasterly right of way line of US 150 US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 297 feet, more or less, to the intersection of said northeasterly right of way line and the north right of way line of North Street;

thence east along said north right of way line of North Street 685 feet, more or less, to the intersection of said north right of way line and the west right of way line of James Street;

thence north along said west right of way line of James Street 132 feet, more or less, to the south line of said Section 21;

thence east along said south line 33 feet, more or less, to the east line of the southwest quarter of said Section 21;

thence north along said east line 549 feet, more or less, to the intersection of said east line and the southeasterly right of way line of the Canadian National Railway;

thence southwesterly along said southeasterly right of way line 440 feet, more or less, to the intersection of said southeasterly right of way line and the westerly right of way line of Main Street;

thence northerly and westerly along said westerly right of way line of Main Street and along the southerly right of way line of Iron Street 437 feet, more or less, to the intersection of said southerly right of way line and the extension of the west line of a parcel currently identified as PIN 05-21-378-004;

thence north across said Iron Street and along said west line 462 feet, more or less, to the northwest corner of said parcel, said northwest corner also being the northwest corner of Lot 15 in McMurry's Addition;

thence east along the north line of said McMurry's Addition 516 feet, more or less, to the east line of the Southwest Quarter of said Section 21;

thence north along said east line 237.6 feet, more or less, to the northeast corner of the Southeast Quarter of said Southwest Quarter;

thence west along the north line of said Southeast Quarter of the Southwest Quarter 1345 feet, more or less, to the northwest corner of said Southeast Quarter;

thence north along the east line of the Northwest Quarter of the Southwest Quarter of said Section 21, a distance of 679 feet, more or less, to the southeast corner of the North Half of said Northwest Quarter of the Southwest Quarter;

thence west along the south line of said North Half 1320 feet, more or less, to the west line of said Section 21;

thence north along said west line 1237 feet, more or less, to the Point of Beginning.

#### EXCLUDING THEREFROM:

Beginning at the northeast corner of said Section 28;

thence west along the north line of said Section 28, a distance of 1320 feet, more or less, to the northwest corner of the East Half of the Northwest Quarter of said Section 28;

thence south along the west line of said East Half 1364 feet, more or less, to the intersection of said east line and the northeasterly right of way line of US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 683 feet, more or less, to the intersection of said northeasterly right of way line and the south right of way line of Dodge Street;

thence west along said south right of way line of Dodge Street 1329 feet, more or less, to the intersection of said south right of way line and the east right of way line of Lincoln Street;

thence south along said east right of way line of Lincoln Street 675 feet, more or less, to the intersection of said east right of way line and the south right of way line of Allen Street;

thence west along said south right of way line of Allen Street 315 feet, more or less, to the intersection of said south right of way line and the east line of the West Half of said Section 28;

thence south along said east line 254 feet, more or less, to the intersection of the north right of way line of High Street and the east right of way line of James Street;

thence continuing south along said east right of way line of James Street 900 feet, more or less, to the intersection of said east right of way line and the northerly right of way line of Water Street;

thence easterly along said northerly right of way line of Water Street 2493 feet, more or less, to the intersection of said northerly right of way line and the northwesterly right of way line of IL Route 54, and the southwesterly right of way line of the Conrail railroad;

thence north 113 feet, more or less, to a point on the southwesterly right of way line of US 150 Grove Street;

thence northwesterly 224 feet, more or less, along said southwesterly right of way line of US 150 Grove Street;

thence northeasterly perpendicular to said right of way line 80 feet, more or less, to the northeasterly right of way line of US 150 Grove Street;

thence northeasterly along said northeasterly right of way line of US 150 Grove Street 51 feet, more or less, to the most southerly corner of Lot 21 in Herrick's Second Addition;

thence northeasterly along the southerly line of said Lot 21, a distance of 121 feet, more or less, to the southeast corner of said Lot 21;

thence northerly along the easterly line of said Lot 21, a distance of 186.5 feet, more or less, to the southwest corner of Lot 20 in said Herrick's Second Addition;

thence north along the west line of said Lot 20 and the extension thereof 225 feet, more or less, to the north right of way line of High Street;

thence east along said north right of way line of High Street 386 feet, more or less, to the southwest corner of a parcel currently identified as PIN 05-27-301-001, said corner being 91.29 feet west of the southeast corner of Lot 16 in said Herrick's Second Addition;

thence north along the west line of said parcel 129.25 feet, more or less, to the northwest corner of said parcel, said corner also being on the north line of said Lot 16;

thence east along the north line of said Lot 16, a distance of 91.29 feet, more or less, to the northeast corner of said Lot 16;

thence north along the east line of Lot 13 in said Herrick's Second Addition and the extension thereof 188 feet, more or less, to the north right of way line of Allen Street;

thence east along said north right of way line of Allen Street 155 feet, more or less, to the southwest corner of Lot 11 in said Herrick's Second Addition;

thence north along the west line of said Lot 11, a distance of 190 feet, more or less, to the northwest corner of said Lot 11;

thence east along the north line of said Lot 11, a distance of 16.5 feet, more or less, to the southwest corner of Lot 10 in said Herrick's Second Addition;

thence north along the west line of said Lot 10, a distance of 140.81 feet, more or less, to the northwest corner of said Lot 10;

thence northwest 19 feet, more or less, to the southwest corner of Lot 3 in said Herrick's Second Addition;

thence north along the west line of said Lot 3 a distance of 211 feet, more or less, to the northwest corner of said Lot 3, said corner lying on the southwesterly right of way line of Richardson Street;

thence northwesterly perpendicular to said right of way line 50 feet, more or less, to the northwesterly right of way line of said Richardson Street;

thence northeasterly along said northwesterly right of way line of Richardson Street 1035 feet, more or less, to the intersection of said northwesterly right of way line and the north line of the South Half of the Northwest Quarter of said Section 27;

thence west along said north line 1245 feet, more or less, to the west line of said Section 27;

thence north along the west line of said Section 27, a distance of 1316 feet, more or less, to the Point of Beginning.



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

**CERTIFICATION OF ORDINANCE**

I, Sandy Shaw, 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 \_\_\_\_\_, 2018, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE DESIGNATING THE FARMER CITY  
FORWARD REDEVELOPMENT PROJECT AREA OF THE  
CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS,**

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 a 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 the agenda for the meeting was duly posted on the City’s website and at the Farmer City City Hall at least 48 hours prior to the meeting; 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 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 meetings laws and such Illinois Municipal 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

(SEAL)

**ORDINANCE NO. 1020****AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE FARMER CITY FORWARD REDEVELOPMENT PROJECT AREA OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS**

**WHEREAS**, the City of Farmer City, DeWitt County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action, preliminary to the designation of the Farmer City Forward Redevelopment Project Area (as more particularly described in the Redevelopment Plan (defined below) and in Exhibit A attached hereto, the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”), and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**Act**”); and

**WHEREAS**, pursuant to Ordinance No. 1015, adopted October 1, 2018, the Corporate Authorities set 5:30 p.m. on Monday, November 19, 2018, in the City Council Chambers of City Hall, 105 S. Main Street, Farmer City, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

**Section 1. Findings.** The Municipality, by its Corporate Authorities, hereby finds as follows:

(1) The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

(2) The Redevelopment Plan and the Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

**Section 2. Adopt Tax Increment Financing.** Under the Act, the Municipality hereby adopts, approves and authorizes the application of tax increment financing with respect to the Redevelopment Plan, the Redevelopment Projects and the Redevelopment Project Area.

**Section 3. Term.** The Redevelopment Project Area and the estimated dates of completion of the Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the 24th year in connection with the receipt of incremental property taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted. Such estimated date of completion is **December 31, 2042.**

**Section 4. Incremental Taxes.** The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in



paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality’s Comptroller who shall deposit such taxes into a special fund called the “**Special Tax Allocation Fund**” of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

**Section 5. Filing.** The City Clerk shall file a certified copy of this Ordinance with the County Clerk of DeWitt County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall use the year **2017** in determining such total initial equalized assessed value.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this 3rd day of December, 2018 by roll call vote, as follows:

Voting “Aye” (names): \_\_\_\_\_  
\_\_\_\_\_

Voting “Nay” (names): \_\_\_\_\_  
\_\_\_\_\_

Absent (names): \_\_\_\_\_

**PASSED** this 3rd day of December, 2018.

\_\_\_\_\_  
City Clerk

**APPROVED** this 3rd day of December, 2018.

\_\_\_\_\_  
Mayor

## Exhibit A

### Boundary Description

Part of Section 21, part of the Southwest Quarter of Section 22, part of Section 27, part of Section 28, and part of the Northeast Quarter of Section 29, all in Township 21 North, Range 5 East of the 3<sup>rd</sup> Principal Meridian, DeWitt County, Illinois described as follows:

Beginning at the intersection of the southerly right of way line of F.A.I. Route 74 and the west line of said Section 21; thence easterly along said southerly right of way line of F.A.I. Route 74, a distance of 1337 feet, more or less, to the east line of the Southwest Quarter of the Northwest Quarter of said Section 21;

thence south along said east line 419 feet, more or less, to the southeast corner of said Southwest Quarter;

thence east along the south line of said Northwest Quarter of Section 21, a distance of 1342 feet, more or less, to the southeast corner of said Northwest Quarter;

thence north along the east line of said Northwest Quarter 144 feet, more or less, to the intersection of said east line and the southwesterly right of way line of F.A.I. Route 74;

thence southeasterly along said northwesterly right of way line of F.A.I. Route 74, a distance of 1705 feet, more or less, to the intersection of said southwesterly right of way line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said southwesterly right of way line 170 feet, more or less, to the intersection of said southwesterly right of way line and the east line of the West Half of the Southeast Quarter of said Section 21;

thence south along said east line 87 feet, more or less, to the southeasterly right of way line of said Canadian National Railway;

thence northeasterly along said southeasterly right of way line 571 feet, more or less, to the intersection of said southeasterly right of way line and the northerly right of way line of said F.A. Route 74;

thence southeasterly along said northerly right of way line 190 feet, more or less, to a point on the north line of a parcel currently identified as PIN 05-22-300-006;

thence east along said north line 3295 feet, more or less, to the easterly right of way line of IL Route 54;

thence southerly along said easterly right of way line of IL Route 54, a distance of 1706 feet, more or less, to the intersection of said easterly right of way line and the easterly right of way line of F.A.I. Route 74;

thence southeasterly along said easterly right of way line of F.A.I. Route 74, a distance of 1643 feet, more or less;

thence southwesterly perpendicular across said F.A.I. Route 74, a distance of 340 feet, more or less, to a point on the southerly right of way line of said F.A.I. Route 74, said point also being the northeast corner of a parcel currently identified as PIN 05-27-200-004;

thence west along said southerly right of way line of F.A.I. Route 74, a distance of 957 feet, more or less, to the intersection of said southerly right of way line and the southeasterly right of way line of IL Route 54;

thence southwesterly along said southerly right of way line of IL Route 54, a distance of 1266 feet, more or less to the most northerly corner of a parcel currently identified as PIN 05-27-156-002;

thence southeasterly along the northeasterly line of said parcel 268.75 feet, more or less to the northeast corner of said parcel;

thence southwesterly along the easterly line of said parcel and continuing 401 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-27-156-004;

thence northwesterly along the southwesterly line of said parcel 133 feet, more or less to the northeast corner of a parcel of a parcel currently identified as PIN 05-27-303-001

thence southwesterly along the easterly line of said parcel and continuing 1137 feet, more or less, to the southwesterly right of way line of US 150 US 150 Grove Street, said southwesterly right of way line also being the northeasterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line of US 150 Grove Street 278 feet, more or less, to the intersection of said southwesterly right of way line and the west line of said Section 27;

thence south along said west line 109 feet, more or less, to the northwest corner of Lot 6 in Perhay Plaza, said corner also being on the southwesterly right of way line of the Conrail railroad;

thence southeasterly along said southwesterly right of way line 1228 feet, more or less, to the northeast corner of Out Lot 17 in Perhay's First Addition;

thence southwesterly along the southeasterly line of said Out Lot 17, a distance of 644.65 feet, more or less;

thence southwesterly continuing along the southeasterly line of said Out Lot 17, a distance of 891.21 feet, more or less, to the southwest corner of said Out Lot 17, said corner also being on the west line of said Section 27;

thence north along said west line 322 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-28-476-003;

thence west along the south line of said parcel 2045 feet, more or less to a point on the easterly line of a parcel currently identified as PIN 05-28-453-001;

thence southerly along said easterly line 51 feet, more or less to the southeast corner of said parcel;

thence west along the south line of said parcel 233.06 feet, more or less, to the southeast right of way corner of Woodward Street;

thence westerly along the southerly right of way line of Woodward Street 59 feet, more or less, to the southwest right of way corner of Woodward Street;

thence northwesterly along the southwesterly right of way line of Woodward Street 759 feet, more or less, to the northeast corner of Lot 7 in Block 1 of Moore Addition;

thence west along the north line of said Lot 7, a distance of 175 feet, more or less, to the east right of way line of Main Street;

thence south along said west right of way line of Main Street 77 feet, more or less, to the intersection of said west right of way line and the extension of the north line of Lot 10 in Block 2 of Moore Addition;

thence west along said extension and said north line 179 feet, more or less, to the northeast corner of lot 18 in said Block 2 of Moore Addition;

thence south along the east line of said Lot 18, a distance of 50 feet, more or less, to the southeast corner of said Lot 18;

thence west along the south line of said Lot 18, a distance of 100 feet, more or less, to the southwest corner of said Lot 18;

thence north along the west line of said Block 2 and the extension thereof 206 feet, more or less, to the northerly right of way line of IL Route 54;

thence northeast along said northerly right of way line of IL Route 54, a distance of 67 feet, more or less, to the southeast corner of Lot 14 in Moore's Addition;

thence north along the east lines of said Lot 14 and Lot 13 in said Moore's Addition and the extension thereof 348 feet, more or less, to the north right of way line of Water Street;

thence west along said north right of way line of Water Street 65 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-012;

thence north along the west line of said parcel 70 feet, more or less, to the northwest corner of said parcel;

thence east along the north line of said parcel 16 feet, more or less;

thence north continuing along said north line 6 feet, more or less;

thence east continuing along said north line 80 feet, more or less, to the east line of Lot 9 in Block 16 of the Original Town of Farmer City;

thence south along said east line 37 feet, more or less;

thence east 3 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-28-341-035;

thence north along the west line of said parcel and continuing 78 feet, more or less to the north line of Lot 10 in said Block 16;

thence west 3 feet, more or less, to the northeast corner of said Lot 9;

thence north crossing an alley and continuing north along the east line of lot 4 in said Block 16 and crossing Green Street, and continuing along the east line of Lot 8 in Block 9 of the Original Town of Farmer City 309 feet, more or less, to the northeast corner of said Lot 8;

thence west along the north lines of said Lot 8, Lot 7 and Lot 6 in said Block 9 and the extension thereof 182 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 504 feet, more or less, to the intersection of said west right of way line and the north right of way line of High Street;

thence west 8 feet, more or less, to the west right of way line of William Street;

thence north along said west right of way line of William Street 2051 feet, more or less, to the intersection of said west right of way line and the southwesterly right of way line of the Conrail railroad;

thence northwesterly along said southwesterly right of way line 259 feet, more or less, to the intersection of said southwesterly right of way line and the south right of way line of Van Buren Street;

thence west along said south right of way line of Van Buren Street 413 feet, more or less, to the intersection of said south right of way line and the east right of way line of John Street;

thence south along said east right of way line of John Street 1860 feet, more or less, to the intersection of said east right of way line and the extension of the southerly line of the Farmer City School District 17A property;

thence along said extension and along said southerly line 239 feet, more or less;

thence south continuing along said southerly line 256 feet, more or less;

thence northwest continuing along said southerly line 430 feet, more or less;

thence north continuing along said southerly line 27 feet, more or less;

thence west continuing along said southerly line 120 feet, more or less, to the westerly line of said Farmer City School District 17A property;

thence northwesterly along said westerly line 1457 feet, more or less, to the northwest corner of said Farmer City School District 17A property, said corner also being the southwest corner of Blue Ridge School District 18 property; thence northwesterly along the westerly line of said School District 18 property 198 feet, more or less, to the west line of said Section 28;

thence north along said west line 287 feet, more or less, to the intersection of said west line and the northwesterly right of way line of the Canadian National Railway;

thence southwesterly along said northwesterly right of way line 1460 feet, more or less to the southwest corner of a parcel currently identified as PIN 05-29-200-012;

thence north along the west side of said parcel 1245 feet, more or less, to the centerline of Depot Road;

thence east along said centerline of Depot Road 2385 feet, more or less to the southeast corner of a parcel currently identified as PIN 05-21-351-002;

thence northerly along the easterly line of said parcel and along a curve to the left 329 feet, more or less, to the southwesterly right of way line of Norfolk Southern;

thence southeasterly along said southwesterly right of way line 438 feet, more or less, to the south line of said Section 21;

thence east along said south line 271 feet, more or less, to the intersection of said south line and the west right of way line of Plum Street;

thence northeasterly 73 feet, more or less, to the intersection of the southeasterly right of way line of the Canadian National Railway and the northeasterly right of way line of US 150 US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 297 feet, more or less, to the intersection of said northeasterly right of way line and the north right of way line of North Street;

thence east along said north right of way line of North Street 685 feet, more or less, to the intersection of said north right of way line and the west right of way line of James Street;

thence north along said west right of way line of James Street 132 feet, more or less, to the south line of said Section 21;

thence east along said south line 33 feet, more or less, to the east line of the southwest quarter of said Section 21;

thence north along said east line 549 feet, more or less, to the intersection of said east line and the southeasterly right of way line of the Canadian National Railway;

thence southwesterly along said southeasterly right of way line 440 feet, more or less, to the intersection of said southeasterly right of way line and the westerly right of way line of Main Street;

thence northerly and westerly along said westerly right of way line of Main Street and along the southerly right of way line of Iron Street 437 feet, more or less, to the intersection of said southerly right of way line and the extension of the west line of a parcel currently identified as PIN 05-21-378-004;

thence north across said Iron Street and along said west line 462 feet, more or less, to the northwest corner of said parcel, said northwest corner also being the northwest corner of Lot 15 in McMurry's Addition;

thence east along the north line of said McMurry's Addition 516 feet, more or less, to the east line of the Southwest Quarter of said Section 21;

thence north along said east line 237.6 feet, more or less, to the northeast corner of the Southeast Quarter of said Southwest Quarter;

thence west along the north line of said Southeast Quarter of the Southwest Quarter 1345 feet, more or less, to the northwest corner of said Southeast Quarter;

thence north along the east line of the Northwest Quarter of the Southwest Quarter of said Section 21, a distance of 679 feet, more or less, to the southeast corner of the North Half of said Northwest Quarter of the Southwest Quarter;

thence west along the south line of said North Half 1320 feet, more or less, to the west line of said Section 21;

thence north along said west line 1237 feet, more or less, to the Point of Beginning.

#### EXCLUDING THEREFROM:

Beginning at the northeast corner of said Section 28;

thence west along the north line of said Section 28, a distance of 1320 feet, more or less, to the northwest corner of the East Half of the Northwest Quarter of said Section 28;

thence south along the west line of said East Half 1364 feet, more or less, to the intersection of said east line and the northeasterly right of way line of US 150 Grove Street;

thence southeasterly along said northeasterly right of way line of US 150 Grove Street 683 feet, more or less, to the intersection of said northeasterly right of way line and the south right of way line of Dodge Street;

thence west along said south right of way line of Dodge Street 1329 feet, more or less, to the intersection of said south right of way line and the east right of way line of Lincoln Street;

thence south along said east right of way line of Lincoln Street 675 feet, more or less, to the intersection of said east right of way line and the south right of way line of Allen Street;

thence west along said south right of way line of Allen Street 315 feet, more or less, to the intersection of said south right of way line and the east line of the West Half of said Section 28;

thence south along said east line 254 feet, more or less, to the intersection of the north right of way line of High Street and the east right of way line of James Street;

thence continuing south along said east right of way line of James Street 900 feet, more or less, to the intersection of said east right of way line and the northerly right of way line of Water Street;

thence easterly along said northerly right of way line of Water Street 2493 feet, more or less, to the intersection of said northerly right of way line and the northwesterly right of way line of IL Route 54, and the southwesterly right of way line of the Conrail railroad;

thence north 113 feet, more or less, to a point on the southwesterly right of way line of US 150 Grove Street;

thence northwesterly 224 feet, more or less, along said southwesterly right of way line of US 150 Grove Street;

thence northeasterly perpendicular to said right of way line 80 feet, more or less, to the northeasterly right of way line of US 150 Grove Street;

thence northeasterly along said northeasterly right of way line of US 150 Grove Street 51 feet, more or less, to the most southerly corner of Lot 21 in Herrick's Second Addition;

thence northeasterly along the southerly line of said Lot 21, a distance of 121 feet, more or less, to the southeast corner of said Lot 21;

thence northerly along the easterly line of said Lot 21, a distance of 186.5 feet, more or less, to the southwest corner of Lot 20 in said Herrick's Second Addition;

thence north along the west line of said Lot 20 and the extension thereof 225 feet, more or less, to the north right of way line of High Street;

thence east along said north right of way line of High Street 386 feet, more or less, to the southwest corner of a parcel currently identified as PIN 05-27-301-001, said corner being 91.29 feet west of the southeast corner of Lot 16 in said Herrick's Second Addition;

thence north along the west line of said parcel 129.25 feet, more or less, to the northwest corner of said parcel, said corner also being on the north line of said Lot 16;

thence east along the north line of said Lot 16, a distance of 91.29 feet, more or less, to the northeast corner of said Lot 16;

thence north along the east line of Lot 13 in said Herrick's Second Addition and the extension thereof 188 feet, more or less, to the north right of way line of Allen Street;

thence east along said north right of way line of Allen Street 155 feet, more or less, to the southwest corner of Lot 11 in said Herrick's Second Addition;

thence north along the west line of said Lot 11, a distance of 190 feet, more or less, to the northwest corner of said Lot 11;

thence east along the north line of said Lot 11, a distance of 16.5 feet, more or less, to the southwest corner of Lot 10 in said Herrick's Second Addition;

thence north along the west line of said Lot 10, a distance of 140.81 feet, more or less, to the northwest corner of said Lot 10;

thence northwest 19 feet, more or less, to the southwest corner of Lot 3 in said Herrick's Second Addition;

thence north along the west line of said Lot 3 a distance of 211 feet, more or less, to the northwest corner of said Lot 3, said corner lying on the southwesterly right of way line of Richardson Street;

thence northwesterly perpendicular to said right of way line 50 feet, more or less, to the northwesterly right of way line of said Richardson Street;

thence northeasterly along said northwesterly right of way line of Richardson Street 1035 feet, more or less, to the intersection of said northwesterly right of way line and the north line of the South Half of the Northwest Quarter of said Section 27;

thence west along said north line 1245 feet, more or less, to the west line of said Section 27;

thence north along the west line of said Section 27, a distance of 1316 feet, more or less, to the Point of Beginning.



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

**CERTIFICATION OF ORDINANCE**

I, Sandy Shaw, 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 December 3, 2018, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE FARMER CITY FORWARD REDEVELOPMENT PROJECT AREA OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS,**

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 a 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 the agenda for the meeting was duly posted on the City’s website and at the Farmer City City Hall at least 48 hours prior to the meeting; 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 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 meetings laws and such Illinois Municipal 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 3rd day of December, 2018.

\_\_\_\_\_  
City Clerk

(SEAL)

**RESOLUTION 2018-24**

**RESOLUTION CONFIRMING APPOINTMENT OF ANGELA WANSERSKI AS THE  
AUTHORIZED AGENT FOR THE CITY'S ILLINOIS MUNICIPAL RETIREMENT FUND**

WHEREAS, the city of Farmer City participates in the Illinois Municipal Retirement Fund for its employees;

WHEREAS, the city must name an authorized agent by resolution form;

NOW THEREFORE BE IT RESOLVED by the city council of the city of Farmer City, DeWitt County, Illinois:

Appoints Angela Wanserski as the authorized agent to the Illinois Municipal Retirement Fund

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS THIS 3rd day of December 2018

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
Scott Kelley acting, mayor

\_\_\_\_\_  
Sandra I. Shaw, city clerk

**RESOLUTION 2018-25**

**RESOLUTION AMENDING 2019 MEETING DATES AS REQUIRED BY LAW**

**WHEREAS**, the City of Farmer City is required by Illinois law to prepare a schedule of all regular meetings for 2019, and

**WHEREAS**, the City of Farmer city is required by Illinois law to post the schedule listing the time and place of all regular meetings, and

**WHEREAS**, the City of Farmer city is required by Illinois law to supply the schedule of all regular meetings to the news media requesting such notice.

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

**FIRST:** that the City Council of the City of Farmer City approves the 2019 meeting dates as listed on the attached schedule.

**SECOND;** that the City Clerk be and she hereby is directed to post the schedule at the entrance of city hall and mail to the news media requesting such notice.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, COUNTY OF DEWITT, ILLINOIS THIS 3rd DAY OF DECEMBER 2018.

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Scott Kelley, Mayor

\_\_\_\_\_  
Sandra I. Shaw, City Clerk

ATTACHMENT TO RESOLUTION 2018-25

CITY OF FARMER CITY, ILLINOIS  
2019 MEETING AND HOLIDAY SCHEDULE

1. The following dates are scheduled as regular 2019 meeting dates of the Farmer City, City Council (regular time 6 p.m.)

January 7	July 1 and July 15
February 4	August 5 and 19
March 4 and 18	September 3 and 16
April 1 and 15	October 7 and 21
May 6 and 20	November 4 and 18
June 3 and 17	December 2

2. The Farmer City, City Hall will be closed in observance of the following holidays

New Years Holiday	January 1, 2019
Good Friday	April 19, 2019
Memorial Day	May 27, 2019
Independence Day	July 4, 2019
Labor Day	September 2, 2019
Veterans Day	November 11, 2019
Thanksgiving	November 28 and 29, 2019
Christmas	December 25, 2019

The Farmer City, City Council meetings will be held at City Hall,  
105 S. Main Street, Farmer City in the council chambers.

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.