

**REGULAR CITY COUNCIL MEETING
105 S MAIN ST
FARMER CITY, ILLINOIS
MONDAY, OCTOBER 20, 2025
6:00 P.M.
AGENDA**

PRELIMINARY MATTERS

- Call to order
- Roll call
- Pledge of allegiance to the flag
- Proclamations/presentations/recognitions -
- Public Comment –

CONSENT AGENDA

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

- Approval of the minutes for the October 6, 2025 council meeting.
- Fund Warrant List

UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.

NEW BUSINESS--Ordinances and resolutions for initial consideration

- A. Ordinance 1145 and ordinance declaring surplus specified personal property owned by the City of Farmer City.
- B. Resolution 2025-136 a further supplemental resolution of protest against construction and operation of an approximately 2 MW community solar project within 1.5 miles of the corporate limits of the City of Farmer City.
- C. Approval of a marketing agreement between WCIA and the City of Farmer City.
- D. Discussion regarding Farm to City Harvest Store, Inc co-op.

EXECUTIVE SESSION

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

NEW BUSINESS cont'd

- A. Resolution 2025-135 a resolution determining whether the need for confidentiality still exists or is no longer required as to all or part of minutes of all confidential closed meetings.

OTHER ITEMS

- A. City manager report
- B. 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.

PUBLIC COMMENT: This section is intended for public statement and is not a period of time for debate. Each speaker is limited to a maximum of 5 minutes per Ordinance 943 passed 10/6/2014.

MINUTES OF THE FARMER CITY, ILLINOIS
CITY COUNCIL REGULAR MEETING
OCTOBER 6, 2025 6 p.m.

ROLL CALL Present: Councilmembers David Walsh, Willard McKinley, Chad Jacobs, and Mayor Scott Testory. Absent: Kurtis Bozarth

Also, in attendance: City Manager Taylor Baxter, City Clerk Angie Wanserski and City Attorney Joe Chamley.

PLEDGE OF ALLEGIANCE TO THE FLAG

PROCLAMATION/PRESENTATION

PUBLIC COMMENT

CONSENT AGENDA

- A. Approval of the minutes of the September 2, 2025 council meeting.
- B. Fund Warrant List

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

UNFINISHED BUSINESS n/a

NEW BUSINESS

- A. Approval of payout #3 to Wheeler World in the amount of \$30,790.25 for electric's generator repairs. This is the 3rd and, hopefully, final bill to Wheeler World for the generator repairs. Total amount spent to date is around \$150k. The city will be turning this into insurance.
MOTION by McKinley, seconded by Walsh, to approve payout #3 to Wheeler World in the amount of \$30,790.25 for electric's generator repairs. Voting yes: McKinley, Jacobs, Walsh and Testory. Motion carried.
- B. Ordinance 1144 An Ordinance of the City of Farmer City approving and adopting the Wholesale Connection Agreement between the City of Farmer City and IMEA and Ameren Services Company.
This ordinance and agreement were sent to us from IMEA. They have worked with Ameren to formalize this agreement. Currently, a main Ameren line comes from Bellflower to service Farmer City. There has never been a formal agreement regarding upkeep/maintenance on this line. This agreement will outline all the details.
Councilman Bozarth arrived and a roll call was called. In attendance: Bozarth, Jacobs, McKinley, Walsh and Testory.
MOTION by McKinley, seconded by Walsh, to approve Ordinance 1144 An Ordinance of the City of Farmer City approving and adopting the Wholesale Connection Agreement between the City of Farmer City and IMEA and Ameren Services Company. Voted unanimously. Motion carried.
- C. Approval of the bid for the Washington St water main replacement to Cross Construction in the amount of \$399,178.00.
The Washington St sewer project was completed. This bid is for the Water St main replacement. The city received 2 bids: from Cross Construction and Hoerr Construction. Cross won the project with a bid of

\$399,178.00.

MOTION by McKinley, seconded by Walsh, to approve the bid for the Washington St water main replacement to Cross Construction in the amount of \$399,178.00. Voted unanimously. Motion carried.

D. Approval of the bid for the I74 utility extension and sanitary sewer pump station to Mid Illinois Mechanical, Inc. in the amount of \$1,224,000.00.

Seven bids were received for the I-74 utility extension and sanitary sewer pump station. All bids were in line with the estimated amount of the projects with Mid Illinois Mechanical, Inc. being the lowest and winning the bid with an amount of \$1,224,000.

MOTION by McKinley, seconded by Walsh, to approve the bid for the I74 utility extension and sanitary sewer pump station to Mid Illinois Mechanical, Inc. in the amount of \$1,224,000.00. Voted unanimously. Motion carried.

EXECUTIVE SESSION

MOTION by McKinley, seconded by Walsh, to enter into executive session for 5 ILCS 120/2 (c) (6) The setting of a price for sale or lease of property owned by the public body. Voted unanimously. Motion carried.

Executive Session held. Later, Council comes out of Executive Session and all are present. Meeting resumes in open session.

MOTION by McKinley, seconded by Walsh, to enter into executive session for 5 ILCS 120/2(c)(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. Voted unanimously. Motion carried.

Executive Session held. Later, Council comes out of Executive Session and all are present. Meeting resumes in open session.

CITY MANAGER REPORT

City Manager Baxter stated that the city won a \$750,000 grant and can move forward with the Route 150/Plum St project. He will need to reach out to Premier Co-op and obtain ROW's. The audit is almost complete and auditors will be here at the November meeting to review all findings. The property at 135 W Clinton Ave is almost set for demolition. We are waiting on Nicor to disconnect the gas. There was also a large bee colony that needed to be removed. The city is in talks with DeWitt County regarding extending animal control services.

NON-AGENDA ITEMS AND OTHER BUSINESS

During the discussion, Council Member McKinley asked Council Member Walsh if he was trying to have him removed from the Council. Council Member Walsh responded that he did not wish to see Council Member McKinley removed from the Council and stated that he believed Council Member McKinley "brought a lot to the table."

ADJOURNMENT

MOTION by McKinley, seconded by Jacobs, to adjourn the meeting. Voted unanimously. Motion carried.

Angie Wanserski, City Clerk

| Vendor Name | Net Invoice Amount | Description | Created by |
|------------------------------|--------------------|---------------------------------|------------|
| 100 | | | |
| EVANS FROELICH BETH & CH | 400.00 | S. DEMOLITION | DSB |
| U.S. POSTAL SERVICE | 370.00 | FIRST CLASS PRESORT- PERMIT #22 | DSB |
| QUADIENT FINANCE USA INC. | 200.00 | POSTAGE | DSB |
| QUADIENT LEASING USA INC. | 488.04 | POSTAGE METER RENTAL | DSB |
| ICMA MEMBERSHIP RENEWAL | 562.44 | MEMBERSHIP RENEWAL 2026 | DSB |
| IL GOVERNMENT FINANCE OFF | 150.00 | ANNUAL DUES- DB | DSB |
| WANSERSKI, ANGIE | 142.24 | MEETING TRAVEL | DSB |
| NICOR GAS | 60.44 | MONTHLY GAS | DSB |
| NICOR GAS | 54.55 | MONTHLY GAS | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| EVANS FROELICH BETH & CH | 400.00 | CITY COUNCIL MEETING | DSB |
| HALL, SKYLER | 78.67 | VEHICLE PARTS REIMB | DSB |
| BUGOUT | 193.50 | PEST CONTROL- G. RANGE | DSB |
| BUGOUT | 150.00 | PEST INITIAL SERVICE- G. RANGE | DSB |
| VERIZON | 186.37 | POLICE PHONE AND AIR CARDS | DSB |
| ILLINOIS ASSOC OF CHIEFS OF | 130.00 | ANNUAL MEMBERSHIP | DSB |
| DUPREE, MELISSA | 48.00 | SRO MILEAGE 10-25 | DSB |
| NAPA AUTO PARTS | 51.80 | VEHICLE OIL | DSB |
| RAY O'HERRON | 668.92 | UNIFORMS | DSB |
| RAY O'HERRON | 98.00 | ACCESSORIES | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| EVERGREEN FS INC | 1,030.42 | POLICE FUEL | DSB |
| MAURER-STUTZ | 220.00 | RESURFACING | DSB |
| MID-WEST TRUCKERS ASSOCI | 189.00 | YEARLY CHARGE | DSB |
| R & R SERVICES OF ILLINOIS I | 14,075.00 | GRINDING SERVICE | DSB |
| SUNBELT RENTALS INC. | 206.55 | STUMP GRINDER RENTAL | DSB |
| CERTIFIED LABORATORIES | 922.40 | STREETS SUPPLIES | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| McKINLEY WATER CONDITIONI | 10.00 | STREETS SUPPLIES | DSB |
| EVERGREEN FS INC | 185.25 | STREETS FUEL | DSB |
| EVANS FROELICH BETH & CH | 200.00 | PARKS | DSB |
| LEROY TRUE VALUE HARDWAR | 10.99 | PARKS SUPPLIES | DSB |
| EVERGREEN FS INC | 266.29 | PARKS FUEL | DSB |
| ENGER BROTHERS INC. | 525.00 | WINTERIZE POOL | DSB |
| SPEAR AQUATICS LLC | 2,870.00 | WINTERIZE POOL | DSB |
| UNITED LEAK DETECTION | 2,540.00 | POOL SERVICES | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| Total 100: | 28,433.11 | | |
| 110 | | | |
| MCK CPA & ADVISORS | 12,000.00 | AUDIT PROGRESS- 10-25 | DSB |
| Total 110: | 12,000.00 | | |
| 510 | | | |
| MID-WEST TRUCKERS ASSOCI | 198.00 | YEARLY CHARGE | DSB |
| FRONTIER | 188.64 | WATER PHONE | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| EVERGREEN FS INC | 75.26 | WATER FUEL | DSB |
| Total 510: | 649.21 | | |
| 520 | | | |
| MID-WEST TRUCKERS ASSOCI | 99.00 | YEARLY CHARGE | DSB |
| WATER SOLUTIONS UNLIMITED | 1,718.15 | SEWER CHEMICALS | DSB |
| EVERGREEN FS INC | 219.98 | SEWER FUEL | DSB |

| Vendor Name | Net Invoice Amount | Description | Created by |
|---------------------------|--------------------|---------------------------|------------|
| Total 520: | 2,037.13 | | |
| 530 | | | |
| WHEELER WORLD INC | 30,790.25 | GENERATOR REPAIR SERVICES | DSB |
| NAPA AUTO PARTS | 113.99 | ELECTRIC VEHICLE SUPPLIES | DSB |
| BHMG ENGINEERS INC. | 382.93 | EPA ANNUAL REPORTING | DSB |
| MID-WEST TRUCKERS ASSOCI | 378.00 | YEARLY CHARGE | DSB |
| STEPHENS, CLAY | 60.14 | TRAINING | DSB |
| NICOR GAS | 54.55 | MONTHLY GAS | DSB |
| NICOR GAS | 295.40 | MONTHLY GAS | DSB |
| NICOR GAS | 154.39 | MONTHLY GAS | DSB |
| MENARDS - CHAMPAIGN | 41.99 | ELECTRIC SUPPLIES | DSB |
| MENARDS - CHAMPAIGN | 17.99 | ELECTRIC SUPPLIES | DSB |
| GRAINGER | 462.62 | ELECTRIC TOOLS | DSB |
| LEROY TRUE VALUE HARDWAR | 79.97 | ELECTRIC TOOLS | DSB |
| SAFETY-KLEEN SYSTEMS INC. | 402.79 | ELEC - SUPPLIES | DSB |
| FUTURA | 187.31 | ENVELOPES | DSB |
| EVERGREEN FS INC | 152.44 | ELECTRIC FUEL | DSB |
| Total 530: | 33,574.76 | | |
| Grand Totals: | 76,694.21 | | |

ORDINANCE 1145

**ORDINANCE DECLARING SURPLUS SPECIFIED PERSONAL
PROPERTY OWNED BY THE CITY OF FARMER CITY**

WHEREAS, the city of Farmer City has ownership of many pieces of personal property; and

WHEREAS, in the opinion of the corporate authorities of the city of Farmer City, it is no longer necessary or useful, or for the best interests of the city of Farmer City to retain ownership of the personal property hereinafter described; and

NOW, THEREFORE, BE IT ORDAINED by the city council of Farmer City as follows:

SECTION ONE: That the personal property is described as follows:

See attached list

now owned by the city of Farmer City is no longer useful and should be declared surplus property.

SECTION TWO: That the city manager will market the surplus equipment for sale. If the City receives no offers, the city manager will affect their disposal or scrap.

SECTION THREE: This ordinance shall take effect after its passage, approval and publication in pamphlet form

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY,
COUNTY OF DEWITT, ILLINOIS THIS 20th DAY OF OCTOBER 2025.

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Scott Testory, Mayor

Angie Wanserski, City Clerk

SURPLUS PROPERTY:

Plant grow lights and heating pads

Welding helmet

8 ft steel long table

Liquid Cheese machine

Hot dog warmer

Pretzel warmer

Halloween decorations

Boat trailer

Minibike frame

Hunting ladder stand

Weed eater

Sewing machine

Truck parts/parts cleaner

POLICE SURPLUS PROPERTY:

| | |
|---|---------------------------------|
| Vindicator Handheld Radar | not operational |
| Golden Eagle Moving Radar | not operational |
| Genesis Handheld Radar | not operational |
| MPH Speed Patrol Trailer | operational w/wear general wear |
| Taser 26XP | |
| Taser Holsters, cartridges, down loader | operational w/wear |
| Computers | outdated and non-operational |
| Tv | not operational |
| Motorola In Car Radios | operational but outdated |
| Motorola Portables | outdated and poor condition |
| Sony Digital Camera | operational but outdated |
| Nikon Coolpix Camera | operational but outdated |
| Panasonic 7.2 MP Camera | not operational |

RESOLUTION NO. 136

**A FURTHER SUPPLEMENTAL RESOLUTION OF PROTEST AGAINST
CONSTRUCTION AND OPERATION OF AN APPROXIMATELY 2 MW
COMMUNITY SOLAR PROJECT WITHIN 1.5 MILES OF THE CORPORATE LIMITS
OF THE CITY OF FARMER CITY**

WHEREAS, the City of Farmer City, DeWitt County, Illinois, a municipal corporation, has adopted and administers a Zoning Ordinance and a Subdivision Ordinance, which Subdivision Ordinance is also applicable in the 1.5 mile Extraterritorial Jurisdiction beyond the City corporate limits and as such the City is vitally interested in zoning within said 1.5 mile Extraterritorial Jurisdiction and the City has protest rights regarding zoning, all as provided by State law;

WHEREAS, the Zoning Administrator of the County of DeWitt has referred the matter of Santa Anna Twp LLC (the "Developer") constructing and operating an approximately 2 MW community solar project within 1.5 miles of the corporate limits of the City of Farmer City, DeWitt County, Illinois, which site is to the north of Farmer City and which encompasses approximately thirty (30) acres (the "Project");

WHEREAS, the City has been advised that the DeWitt County Board may consider approving certain agreements with the Developer or other entities or other governmental bodies to permit certain actions, such as use of roads for transportation of material in furtherance of the Project;

WHEREAS, the Mayor and City Council of the City of Farmer City, have determined that the proposed Project would be injurious to the citizens of the City.

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:**

Section 1. The Mayor and City Council finds and determines that the facts contained in the above recitations are true.

Section 1. That the Mayor and City Council hereby resolves that the City of Farmer City should and does hereby object to, denounce and protest the matter of Santa Anna Twp LLC (the "Developer") constructing and operating an approximately 2 MW community solar project within 1.5 miles of the corporate limits of the City of Farmer City, DeWitt County, Illinois, which site is to the north of Farmer City and which encompasses approximately thirty (30) acres (the "Project"). Further, the Mayor and City Council objects to, denounces and protests the County Board approving any agreements or re-zonings that might help or facilitate the Developer in furtherance of the Project.

Section 2. That the Mayor, or his designee, for and on behalf of the City Council, is authorized and directed to file this Resolution of Protest with the County Clerk of the County of DeWitt and mail copies of this Resolution of Protest as required by law.

Upon motion by Council Member _____, seconded by Council Member _____, passed by the Mayor and City Council of the City of Farmer City, DeWitt County, Illinois this October 20, 2025, by roll call vote, as follows:

Voting "aye" (names): _____

Voting "nay" (names) _____

Absent (names) _____

APPROVED this October 20, 2025.

Mayor

(SEAL)
Attest:

City Clerk

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

CERTIFICATE OF RESOLUTION

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

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 20th of October 2025, insofar as same relates to the adoption of Resolution No. **136**, entitled:

**A FURTHER SUPPLEMENTAL RESOLUTION OF PROTEST AGAINST
CONSTRUCTION AND OPERATION OF AN APPROXIMATELY 2 MW
COMMUNITY SOLAR PROJECT WITHIN 1.5 MILES OF THE CORPORATE
LIMITS OF THE CITY OF FARMER CITY**

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for the meeting was duly posted at the City Hall and so that each page of the agenda was continuously visible for public review and inspection in a City Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, Illinois, this 20th day of October 2025.

(SEAL)

City Clerk



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049
Telephone: (309) 928-2842

MEMO

Date: 10/20/2025
To: Mayor Testory and City Council
From: Taylor Baxter, City Manager
RE: WCIA Partnership Plan

Mayor and Council,

Throughout this budget cycle, we have discussed the importance of positioning Farmer City as a destination for living, visiting, and working. WCIA has presented a unique opportunity to advance that goal through a comprehensive marketing campaign across both television and digital platforms.

Attached are two proposals from WCIA for your consideration. Their custom advertising packages combine traditional TV spots with digital placements such as display ads, sponsored articles, and video pre-rolls on *WCIA.com*, the region's leading local news website. This integrated approach allows us to reach our target audiences whether they are watching the news or engaging online, effectively reinforcing Farmer City's brand and inviting greater interest from visitors, residents, and potential investors.

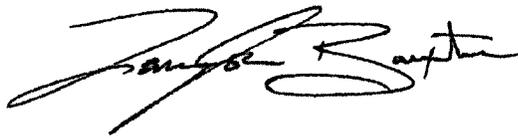
This initiative directly aligns with the objectives outlined in both the City's TIF Redevelopment Plan and Business District Plan, which include promoting local commerce, encouraging private investment, and enhancing the visibility of Farmer City as a regional destination. Under Illinois law, expenditures for marketing and promotional activities are allowable uses of both TIF and Business District funds when they are designed to attract and retain businesses or market sites within designated redevelopment areas.

Given this alignment, the proposed WCIA campaign represents a strategic and compliant use of these funding sources. It would serve to highlight the

opportunities available in our community particularly in the downtown and business district areas while strengthening our overall economic development efforts.

Therefore, it is my recommendation that the Council approve Option #1 to maximize our local and regional outreach, funded through a combination of Business District and, where applicable, TIF marketing allocations.

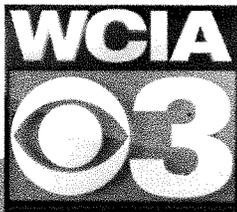
Respectfully,

A handwritten signature in black ink, appearing to read "Taylor Baxter". The signature is fluid and cursive, with the first name "Taylor" written in a larger, more prominent script than the last name "Baxter".

Taylor Baxter
City Manager

Farmer City

IL



Presented by:
Carrie McCann-Randolph
9.5.25

Why advertise with WCIA 3?

Farmer City has every reason to team up with WCIA 3 for advertising—it's a strategic move that amplifies visibility, boosts community pride, and drives real results. Here's why it makes sense:

Powerful Local Reach

- WCIA 3 is a trusted news leader in Central Illinois, broadcasting across a wide region including Champaign, Springfield, Effingham, and even parts of Indiana.
- With 55 hours of local content per week, your message gets seen by thousands of engaged viewers who care about what's happening in their own backyard.

Integrated TV + Digital Strategy

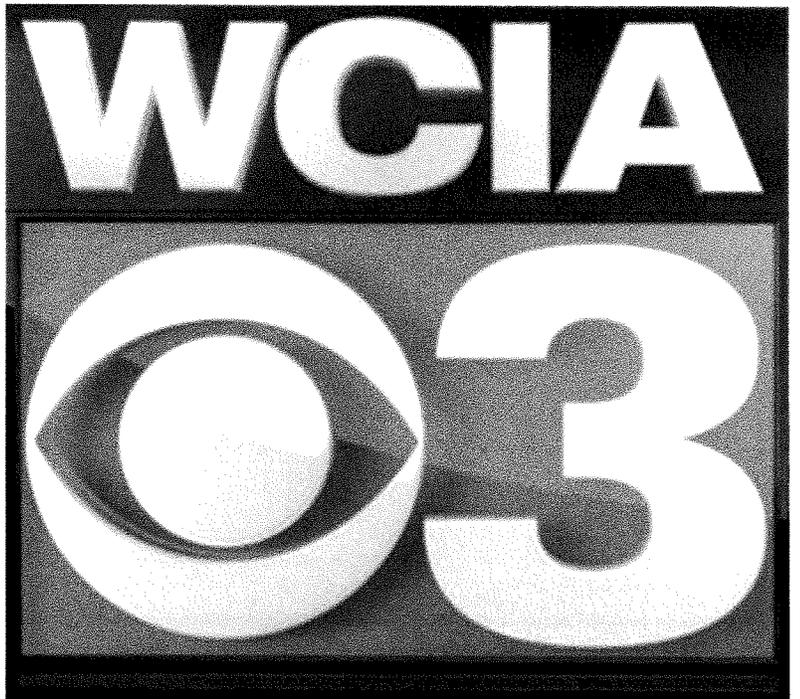
- WCIA offers custom advertising packages that blend TV spots with digital placements—like display ads, sponsored content, and video pre-rolls on WCIA.com, the #1 local news site in the region.
- This dual approach ensures Farmer City's message reaches people whether they're watching the news or scrolling online.

Community Connection

- WCIA's "Our Town" series has already spotlighted Farmer City, celebrating its heritage, businesses, and events like the Farmer City Raceway and Heritage Days.
- Advertising with WCIA builds on that momentum, reinforcing Farmer City's identity and inviting more visitors, residents, and investment.



**3 Part
Marketing
Partnership Plan**



Part 1: Monthly TV Campaign

Strategy includes 24 spots per month
On Air 3 weeks/Off Air 1 weeks

Projected total impressions:

1,720,800

(Over 12-month plan)

| Program | Days | Time | Ads |
|---|-----------------|-----------------|-----------|
|  | Monday - Friday | 5:00am-6:00am | 6 |
|  | Monday - Friday | 6:00am-7:00am | 6 |
|  | Monday - Friday | 7:00am-9:00am | 6 |
|  | Monday - Friday | 10:00pm-10:35pm | 6 |
| Total Monthly Spots | | | 24 |

Part 2: ciLiving Segments

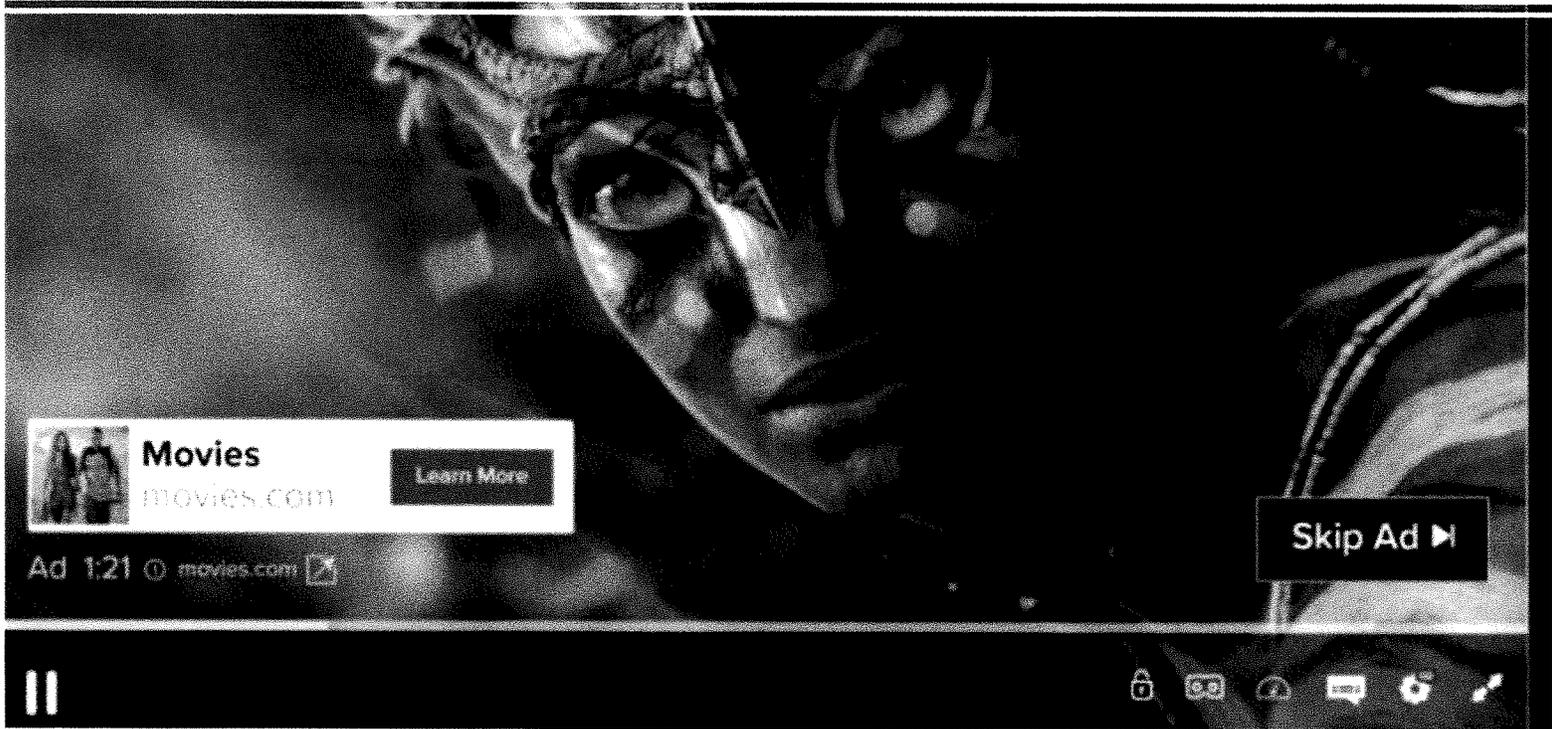
Strategy includes (1) segment per month

WCIAM-TV Channel 33, 11:00 AM - 11:30 AM, Monday through Friday

- ciLiving is a local tv program that connects people in the community and celebrates local culture and history through storytelling.
- Every day, neighborhood businesses connect with Central Illinois locals by sharing their stories and their services. Your interview is educating and entertaining our audience.
- WCIA-3 works with YOUR business to develop a maximum 4-minute interview, which showcases your products/services and builds on your marketing strategy - all while actively engaging viewers across Central Illinois.
- Segments may be pre recorded in studio or at your location if time is available.



Part 3- Keyword Pre-Roll Video 25,900 impressions per month



Option #1

3 Part Partnership Strategy

What's Included

Part 1- TV Broadcast

TV Campaign

24 spots

Part 2 - ciLiving Segments

1 per month

Part 3 - Digital Targeted Keyword Pre-Roll Video

Keyword Pre-roll Video

25,900 impressions

Total Monthly Investment: \$3,500



Option #2

| 3 Part Partnership Strategy | |
|--|------------------------|
| | What's Included |
| Part 1- cLiving Segments | 1 per month |
| Part 2 – Station ID's | 10 per month |
| Part 3 – Banner Ads on WCIA.COM | |
| Keyword Pre-roll Video | 18,000 impressions |

Total Monthly Investment: \$1,500





Farm to City Harvest Store, Inc.



Farm to City Harvest Store, Inc. is organized as an incorporated co-operative and formed to provide a grocery store option in Farmer City. The property at 111 S Main Street will be the location for the grocery co-operative and was selected for its small footprint, downtown location, and proximity to the Downtown City Park. Additionally, the desire to conserve the downtown structures, beautify the location, and provide an example for downtown revitalization was also at the heart of the location decision. The grocery will serve an area that has been left unserved locally selling staple items not available locally as well as an emphasis on fresh fruits and vegetables, locally sourced whenever seasonably available and economically competitive. An important aspect of the grocery will also include value-added items that are profitable including prepared items to include deli and bakery items. A variety of meat options will be available that expands the current local availability of frozen ground beef.

The construction/rehabilitation project will include a complete overhaul of the building to prepare the building for grocery. Electrical, Plumbing, HVAC, windows, flooring, lighting, interior and exterior beautification and modifications are anticipated. Because of the extensive rehabilitation of the building, an architect will be hired to ensure the suitability and design. Our initial assistance request is for architect fees. The lowest bid is for \$21,XXX. The anticipated total project cost is estimated at approximately \$300,000 which includes building renovations as well as equipment, storage, and operating items.

The ownership structure of the business is a cooperative. It will be owned by cooperative members. Much like shareholders of a company, members will have voting rights, and the ability to serve on the governing board. A Board of Directors will be responsible for the hiring of a store manager and oversight of the store's operations.

As the project is extensive, careful management of funds is critical. The request of TIF/Business Tax District Funds would be on an ongoing basis to allow for the reimbursement of expenses as the project progresses. The cooperative anticipates financial support from city and county government, donations, fundraising, advertising, and cooperative ownership purchases. The building was acquired from on-hand funds and lines of credit will allow for cash-flow availability during building rehabilitation.

The store will employ a store manager and a handful of store employees.

Significant Building Renovation

The building itself will receive significant building renovations that will include sufficient electrical, plumbing, and HVAC system. The interior and exterior will undergo substantial beautification as well as the building transforms into a small grocery and deli market.

Architect

The initial design and specifications will be completed by an architect. This will ensure that the bid specifications are accurate and will meet requirements of the building use. Upon architect's completion of design, the bidding process will begin.

Small Grocery Cooperative

Extensive support has been given by Western Illinois University. An emphasis on "Value-Added" items along with grocery staples will serve as an achievable combination to maintain. This combination will provide grocery store items not available in Farmer City, along with higher profit items that will keep the store sustainable and provide quality items that local shoppers desire. The use of locally sourced products whenever available and competitively priced, will be a goal of the cooperative. Supporting local growers and providing the freshest available products is a win for both the local growers and consumers.

Approximate Timeline

| | |
|-----------|--------------------------------|
| 0-60 days | Architect |
| 61-120 | Bids and construction to begin |
| 121-240 | Construction work |
| 241 | Open for business |

The grocery cooperative is formed to add local grocery options. If a full-service grocery store is opened by the cooperative or another business which eliminates the need for the small footprint store, the store can quickly shift towards multiple alternative uses. These could include a deli, bakery, coffee shop, restaurant, ice cream, specialty, and a variety of building uses. The building will be mechanically sound and ready to host a variety of business activities. TIF will have successfully served its purpose of revitalization of a blighted area and the building will be sound for many decades.

In the meantime, the grocery cooperative will provide local grocery items in town. The addition of quick meal options, downtown business activity, a revitalized building, and a community success are all added benefits. Changing a community landscape begins one project at a time.

Who's Involved

The cooperative is and will be owned by a community of member-owners. These are your friends, neighbors, and even former residents. All of these people believe in the need for additional grocery options and share a belief that the community can improve local retail options. The cooperative is run by a board of directors and will change over time. The current board includes a diverse group with experience in key areas. Roles of board members include business owners, agriculture, teaching, and even a bank president.

Project Estimates:

\$300,000 total expected project cost. This includes equipment and startup costs. Actual project cost will be determined as bids and architectural planning is completed.

Anticipated Source of Funds

\$100,000 - \$150,000 City of Farmer City TIF / Business Tax District

\$60,000 - \$75,000 DeWitt County

\$50,000 - \$60,000 Memberships / Individual Donations

\$75,000 Business donation and grants

As Needed - Loans and financing (including an operating line of credit for ongoing business operations).

Community Benefits

The community benefit to the project is significant. The store will provide grocery options unavailable currently in Farmer City, including fresh food options. Additionally, quick food options will provide another convenient food and meal option. In addition to the food advantages, the store will provide employment opportunities and a retail option for area food producers. The store building will undergo significant revitalization and will become a positive standout for the Downtown business district. Increased downtown traffic should provide a boost to other downtown businesses. The store and building revitalization should serve as a springboard for additional downtown investment and commerce. The community is behind the project as well, as individual memberships, contributions, and donations have already exceeded \$50,000. The benefit to the community is being driven by the community. The community

desires and believes in the success of Farmer City and its people. And it wants a grocery store option.

RESOLUTION NO. 2025-135

**A RESOLUTION
DETERMINING WHETHER THE NEED FOR
CONFIDENTIALITY STILL EXISTS OR IS NO LONGER REQUIRED
AS TO ALL OR PART OF MINUTES OF ALL CONFIDENTIAL CLOSED MEETINGS**

WHEREAS, Section 2.06 of the Open Meetings Act (5 ILCS 120/2.06) requires each public body to periodically, but no less frequently than semi-annually, to meet to review minutes of all closed meetings and to make a determination, reported in open session, that (1) the need for confidentiality still exists as to all or part of those minutes or (2) that the minutes or portions thereof no longer require confidential treatment and are available for public inspection; and

WHEREAS, the Mayor and Council Members (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) have met to review the minutes of all closed meetings which remain confidential as of the date hereof as detailed on the attached list (the “**Confidential Closed Meeting Minutes**”) in order to make such determination.

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

Section 1. That the Corporate Authorities of the City hereby expressly find and determine that: (1) confidentiality still exists in connection with those Confidential Closed Meeting Minutes designated by an “X” in the column under the heading “Confidential”, and (2) confidential treatment is no longer required in connection with those Confidential Closed Meeting Minutes designated by an “X” in the column “Released” in that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential.

Section 2. That the City Clerk shall make those Confidential Closed Meeting Minutes so designated by an “X” in the column “Released”, if any, available for public inspection.

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

PASSED this 20th day of October 2025.

City Clerk

APPROVED this 20^h day of October 2025.

Mayor