

**REGULAR CITY COUNCIL MEETING  
105 S MAIN ST  
FARMER CITY, ILLINOIS  
MONDAY, FEBRUARY 2, 2026  
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 January 5, 2026 council meeting
- Fund Warrant List

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

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

- A. Ordinance 1152 Ordinance accepting certain ROW granted to the City of Farmer City, Illinois and an amended contract.
- B. Ordinance 1153 Ordinance declaring surplus specified personal property owned by the City of Farmer City.
- C. Resolution 141 Joint funding agreement for federally funded construction – IDOT Rte 54 sidewalk.
- D. Discussion regarding sale of 109 S Main St, Farmer City, IL.

**EXECUTIVE SESSION**

**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**  
**JANUARY 5, 2026 6 p.m.**

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

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 December 15, 2025 council meeting.
- B. Fund Warrant List  
**MOTION** by McKinley, seconded by Walsh, to approve the consent agenda. Voted unanimously. Motion carried.

**UNFINISHED BUSINESS** n/a

**NEW BUSINESS**

- A. Approval of payout to Wheeler World in the amount of \$98,250.00 for electric generator repairs. This bill covers the turbo motor inside generator #5. This should be the last item and will be turned into insurance.  
**MOTION** by McKinley, seconded by Walsh, to approve the payout to Wheeler World in the amount of \$98,250.00 for electric generator repairs. Voted unanimously. Motion carried.
- B. Approval of payout to Layne Christensen Company in the amount of \$27,464.00 for well 10 pump repairs. Well #10 had a pipe collapse due to old age. Because of the depth, specialized equipment was needed for the repair.  
**MOTION** by McKinley, seconded by Walsh, to approve the payout to Layne Christensen Company in the amount of \$27,464.00 for well 10 pump repairs. Voted unanimously. Motion carried.
- C. Ordinance 1151 An Ordinance amending title VII: Traffic Code, Chapter 78: Parking schedules, schedule II (B) parking restrictions on portions of Monroe Street and related matters.  
There have been many ordinance compliance issues on Monroe St, between Plum and William St. This current ordinance would limit the parking time on both sides of this block to 3 hours.  
**MOTION** by McKinley, seconded by Jacobs, to approve Ordinance 1151 An Ordinance amending title VII: Traffic Code, Chapter 78: Parking schedules, schedule II (B) parking restrictions on portions of Monroe Street and related matters. Voted unanimously. Motion carried.
- D. Resolution 2026-140 Resolution approving a TIF reimbursement for Tabeling Development Company. Tabeling Development Company was previously approved for 100% reimbursement, up to \$60k for five years, for TIF eligible expenses. Tabeling has submitted a list of expenses totaling \$9515.25.  
**MOTION** by McKinley, seconded by Jacobs, to approve Resolution 2026-140 Resolution approving a TIF

reimbursement for Tabeing Development Company. Voted unanimously. Motion carried.

### **EXECUTIVE SESSION**

**MOTION** by McKinley, seconded by Walsh, to enter into executive session for 5 ILCS 120/2 (C)(1) Personnel to discuss appointment, employment, compensation, discipline and/or performance of specific employee (s) pursuant to Section 2 (C)(1) of the Open Meetings Act. Voted unanimously. Motion carried.

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

Roll Call: Councilmembers Willard McKinley, David Walsh, Chad Jacobs, and Kurtis Bozarth and Mayor Scott Testory.

### **CITY MANAGER REPORT**

City Manager Baxter informed council that there had been an incident at the wastewater plant. While looking for a water leak, staff discovered an old tank had deteriorated and leaked chemicals onto the floor in the plant. Everything has been contained and a special clean up crew has been called in to perform the cleanup. Wade Lagle from Donohue has been onsite to handle the particulars. The Washington St and Plum/150 projects are both moving forward. The disking has been completed for the I74 project and is also moving forward. The city was informed that there is a 70-week lead time needed for the electrical side of the I74 project. Budget discussions will start soon. The notice regarding the old doctor's office next door should be published in the Clinton Journal on January 9<sup>th</sup>.

### **NON-AGENDA ITEMS AND OTHER BUSINESS**

### **ADJOURNMENT**

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

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Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	Description
<b>100</b>		
EVANS FROELICH BETH & CHAMLEY	160.00	150 PLUM ROW
EVANS FROELICH BETH & CHAMLEY	380.00	MONROE ST PARKING
LOCALGOVNEWS.ORG	1,984.00	ANNUAL SUBSCRIPTION
QUADIANT FINANCE USA INC.	200.00	MONTHLY POSTAGE METER CHARGE
IL GOVERNMENT FINANCE OFFICERS ASSOC.	225.00	IGFOA- 2026 CHAPTER MEETING
NICOR GAS	75.29	MONTHLY GAS
MTK TECHNOLOGIES INC.	987.00	MONTHLY IT SERVICE
HINCKLEY SPRINGS	49.47	ADMIN SUPPLIES
T-MOBILE	202.95	SERVICE
EVANS FROELICH BETH & CHAMLEY	800.00	CITY COUNCIL MEETING
EVANS FROELICH BETH & CHAMLEY	200.00	CITY COUNCIL REVIEW
AMERICAN LEGAL PUBLISHING	550.00	INTERNET RENEWAL
M PETERSON SOLUTIONS	2,256.80	CITY COUNCIL SERVICES
CLASPILL AUTOMOTIVE SALES & SERVICE	119.69	DODGE DURANGO OIL CHANGE
CLASPILL AUTOMOTIVE SALES & SERVICE	133.64	RAM TRUCK OIL CHANGE
TANGO TANGO INC.	837.90	RADIOS & MICS- POLICE
HEART TECHNOLOGIES INC.	48.00	VPN FOR LAP TOPS
VERIZON	183.35	MONTHLY TELEPHONE
CHAMPAIGN COUNTY REGIONAL PLANNING COM.	772.00	ANNUAL TRAINING FEE
MOCIC	100.00	ANNUAL MEMBERSHIP
MENARDS - CHAMPAIGN	119.88	SHEET METAL
AXON ENTERPRISES INC	5,077.35	ANNUAL TASER CONTRACT 2026
EVERGREEN FS INC	1,447.48	POLICE FUEL
WALKER TIRE & EXHAUST	67.00	TIRE REPAIR- STREETS
CORNEGLIO AG	40.15	STREETS PARTS
McKINLEY WATER CONDITIONING	10.00	STREETS SUPPLIES
EVERGREEN FS INC	102.55	STREETS FUEL
TAYLOR ABSTRACT COMPANY	250.00	RECORD SEARCH- PARKS
LEROY TRUE VALUE HARDWARE	33.98	PARKS SUPPLIES
EVERGREEN FS INC	224.48	WATER FUEL
Total 100:	17,637.96	
<b>240</b>		
TABELING DEVELOPMENT COMPANY	9,515.25	TIF PROJECT #2
WILLIAMS, ARTHUR	5,998.50	TIF GRANT- HVAC
Total 240:	15,513.75	
<b>270</b>		
EVANS FROELICH BETH & CHAMLEY	160.00	TIF 2 AGREEMENT
FARMER CITY LIBRARY	705.53	TIF-2 SURPLUS PAYMENT
FARMER CITY FIRE PROTECTION DISTRICT	3,198.41	TIF 2- SURPLUS
SANTA ANNA ROAD DISTRICT	1,552.17	TIF 2 SURPLUS
SANTA ANNA TOWNSHIP	1,269.96	TIF-2 SURPLUS PYMT
BLUE RIDGE SCHOOL DIST	25,339.12	TIF 2 SURPLUS PAYMENT
Total 270:	32,225.19	
<b>280</b>		
WCIA.COM	4,200.00	CI LIVING FY27
WCIA.COM	15,210.00	WCIA FY27
WCIA.COM	4,800.00	STREAMING FY27
FARMER CITY GARDEN CLUB	1,000.00	MAIN STREET FLOWERS, ETC.
WCIA.COM	4,200.00	CI LIVING FY26
WCIA.COM	10,390.00	WCIA FY26
WCIA.COM	3,200.00	STREAMING FY26

Vendor Name	Net Invoice Amount	Description
<b>Total 280:</b>	<b>43,000.00</b>	
<b>490</b>		
GFL ENVIRONMENTAL	12,664.05	MONTHLY SERVICE
<b>Total 490:</b>	<b>12,664.05</b>	
<b>510</b>		
JULIE INC.	171.25	ANNUAL CHARGES
FRONTIER	188.44	MONTHLY INTERNET
ENGER BROTHERS INC.	300.00	INTALLED TRANSFORMER
USA BLUEBOOK	59.19	CHEMKEY REAGENTS
CORNEGLIO AG	2.70	WATER SUPPLIES
CORNEGLIO AG	33.96	WATER SUPPLIES
CORNEGLIO AG	2.79	WATER SUPPLIES
NICHOLS, DAVID	100.00	BOOT REIMBURSEMENT
WATER PRODUCTS CO.	394.16	BAND REPAIR
WATER PRODUCTS CO.	1,145.35	REPAIR CLAMPS
<b>Total 510:</b>	<b>2,397.84</b>	
<b>520</b>		
JULIE INC.	171.25	ANNUAL CHARGES
SCHOONOVER SEWER SERVICE INC	510.00	SEWER REPAIRS
ALTORFER INC.	1,710.00	GENERAL MAINT
CORNEGLIO AG	2.39	SEWER SUPPLIES
LEROY TRUE VALUE HARDWARE	26.51	SEWER SUPPLIES
LEROY TRUE VALUE HARDWARE	63.66	SEWER SUPPLIES
LEROY TRUE VALUE HARDWARE	157.97	SEWER SUPPLIES
EVERGREEN FS INC	67.73	SEWER FUEL
<b>Total 520:</b>	<b>2,709.51</b>	
<b>530</b>		
NAPA AUTO PARTS	6.92	CONTROL PARTS- ELECTRIC
WHEELER WORLD INC	98,250.00	GENERATOR TURBO REPAIRS VTR TURBOCHARGER
WHEELER WORLD INC	302.24	PARTS FOR TURBO #5
INTERSTATE ALL BATTERY CENTER	309.90	VEHICLE BATTERY
JULIE INC.	171.25	ANNUAL CHARGES
BHMG ENGINEERS INC.	1,395.94	ENVIRONMENTAL SERVICES
U.S. POSTAL SERVICE	735.45	MONTHLY BILLS
ASSN OF ILLINOIS ELECTRIC COOPERATIVES	800.00	REGULATOR SCHOOL- AT
NICOR GAS	141.78	MONTHLY GAS
IMEA	122,012.02	IMEA ELEC GENERATION
NICOR GAS	1,172.70	MONTHLY GAS
NICOR GAS	194.88	MONTHLY GAS
SAFETY-KLEEN SYSTEMS INC.	403.12	ELECTRIC-WASHER SERVICE
EVERGREEN FS INC	92.89	ELECTRIC FUEL
<b>Total 530:</b>	<b>225,989.09</b>	
<b>Grand Totals:</b>	<b>352,137.39</b>	

**ORDINANCE NO. 1152**

**ORDINANCE ACCEPTING CERTAIN RIGHT OF WAY GRANTED TO THE CITY OF FARMER CITY, ILLINOIS AND AN AMENDED CONTRACT**

WHEREAS, the City Council previously passed Ordinance No. 1149 on December 1, 2025, but certain amendments need to be made to the proposed Contract;

WHEREAS, certain property owners have executed and tendered to the CITY OF FARMER CITY certain Contract for Dedication of Right of Way and also Dedications of Right of Way, and the Mayor and City Council desires to enter into said agreements and accept said dedications;

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

Section 1. The City Council does hereby agree to enter into the attached Contracts and to accept the attached dedication of right of way executed by the following property owners: **PREMIER COOPERATIVE, INC., an Illinois Agricultural Cooperative**

Section 2. The City Council does hereby direct the Mayor and the City Clerk to execute the attached contracts and acceptance of the said dedications of right-of-way, where appropriate, and to cause said Dedication of Right-of-Way to be placed of record with the Recorder of DeWitt County, Illinois. The terms of this ordinance override the terms of Ordinance No. 1149.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, passed by the Mayor and City Council of the CITY OF FARMER CITY, Illinois this February 2, 2026, by roll call vote, as follows:

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

\_\_\_\_\_

Voting "nay" (names) \_\_\_\_\_

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

APPROVED this 2<sup>nd</sup> February 2026

\_\_\_\_\_  
Mayor

(SEAL)  
Attest:

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

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

**CERTIFICATION OF ORDINANCE**

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

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on February 2, 2026, insofar as same relates to the adoption of Ordinance No. 1152, entitled:

**ORDINANCE ACCEPTING CERTAIN RIGHT OF WAY GRANTED TO THE CITY OF FARMER CITY, ILLINOIS AND AN AMENDED CONTRACT**

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

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

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, Illinois, this 2<sup>nd</sup> of February 2026.

(SEAL)

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

**CONTRACT FOR  
DEDICATION OF RIGHT-OF-WAY**

**THIS CONTRACT FOR DEDICATION OF RIGHT-OF-WAY**, including Exhibits A and B attached hereto and made a part hereof (collectively, this “**Contract**”), is made by and between PREMIER COOPERATIVE, INC., an Illinois Agricultural Cooperative, as legal owner, (collectively, the “**Owner**”) and the CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, an Illinois municipal corporation (the “**City**”).

**WITNESSETH:**

1. **Real Estate Descriptions.** Owner agrees to dedicate and City agrees to purchase the real estate described on Exhibit A attached hereto and made a part hereof, together with all improvements and appurtenances thereon, if any (collectively, the “**Real Estate**”), upon the terms and conditions set forth in this Contract.
2. **Price.** As consideration, City agrees to pay to Owner the total sum of \$1 for the Real Estate. Such purchase price, adjusted by prorations and credits allowed the parties under this Contract, shall be paid to Owner in cash at closing by cashier’s check or other form of payment acceptable to Owner.
3. **Possession and Closing.** Owner shall deliver possession of the Real Estate to City concurrently with the closing of this transaction which shall be held on such date within a period of thirty (30) days after the date of the last of the parties hereto to execute and deliver this Contract and at such place as the parties may agree.
4. **Personal Property.** No items of personal property are included in this transaction.
5. **Condition of Premises.** City acknowledges having inspected the Real Estate, together with any improvements thereon, and being acquainted with the condition thereof. City accepts the same as of the time the City executed this Contract in **AS-IS** condition without any representation or warranty by Owner concerning such condition and without any obligation on the part of Owner to make any alterations, repairs or other improvements.
6. **Instrument of Dedication.** Owner shall execute a recordable Deed of Right-of-Way Dedication in the form attached hereto and made a part hereof as Exhibit B for the purpose of dedicating the Real Estate to City or its nominee, in fee simple absolute, subject only to exceptions permitted herein, to be delivered to City at the closing of this transaction upon City’s compliance with the terms of this Contract.
7. **Encumbrances.** Owner expressly warrants that no contracts for the furnishing of any labor or material to the Real Estate, and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the Real Estate as fixtures, will at the time of closing be outstanding and not fully performed and satisfied, and further warrants that there are not and will not at the time of closing be any unrecorded leases or contracts relating to the Real Estate, except as heretofore disclosed to City. Owner expressly warrants that there is no pending rezoning, reassessment or special assessment proceedings affecting the Real Estate.

8. **Taxes and Assessments.** Real estate taxes applicable to the Real Estate, apportioned up to the date of possession, shall be Owner's expense. The proration thereof shall be calculated upon the basis of the most current tax information, including confirmed multipliers. If and to the extent applicable to Owner, the transfer tax and all special assessments which are a lien upon the Real Estate as of the date of this Contract shall be Owner's expense. All such taxes and special assessments, if any, shall constitute a credit to City against the purchase price, and shall release Owner from any further liability to Owner in connection therewith.

9. **Title.**

a. Within a reasonable time, Owner shall deliver to City as evidence of Owner's title a Commitment for Title Insurance issued by a title insurance company doing business in the county where the premises are located, committing the company to issue a policy in the usual form insuring title to the real estate in City's names for the amount of the purchase price. Owner shall be responsible for payment of the owner's premium and Owner search charges. The balance of the cost of providing title insurance for City and for City's lender, if any, shall be borne by City. If closing at a title company, the parties shall split the closing fee charged by the title company.

b. Permissible exceptions to title of the Real Estate under this Contract shall include only the lien of general taxes and special assessments, if any; applicable zoning laws and building codes and ordinances; easements, apparent or of record, which do not or will underlie the proposed improvements; covenants and restrictions of record which are not violated by the existing improvements or the present use of the Real Estate and which do not restrict reasonable use of the Real Estate.

c. If title evidence discloses exceptions other than those permitted, City shall give written notice of such exceptions to Owner within a reasonable time. Owner shall have a reasonable time to have such title exceptions removed, or, any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If Owner is unable to cure such exception, then City shall have the option to terminate this Contract.

10. **Inspections.** All inspections required by City or City's lender shall be at City's expense unless otherwise expressly provided in this Contract. Any necessary survey work shall be at City's expense.

11. **Default.**

a. If City fails to make any payment or to perform any obligation imposed upon City under this Contract, Owner may serve written notice of default upon City and if such default is not corrected within ten (10) days thereafter, City is deemed in default and Owner may take one or more of the following actions: maintain a claim for monetary damages for breach of this Contract; maintain a specific performance action against City; or maintain any other or different remedy allowed by law.

b. In the event of failure of Owner to perform the obligations imposed upon Owner under this Contract, City may serve written notice of default upon Owner and if such default is not corrected within ten (10) days thereafter, Owner is deemed in default and City may take one or

more of the following actions: maintain a claim for monetary damages for breach of this Contract; maintain a specific performance action against Owner; or maintain any other or different remedy allowed by law.

c. The foregoing remedies in the event of a default are not intended to be exclusive and the parties shall have the right to all other lawful remedies, including specific performance.

d. Default by any party to this Contract shall also entitle the non-defaulting party to reasonable costs, attorney's fees and expenses incurred by reason of the default (breach) of this Contract.

12. **Notices.** Any notice required under this Contract to be served upon Owner or City shall be in writing and shall be deemed effective when actually received or when mailed by certified mail to such party at the respective notice address of such party set forth beneath the signature of each such party below. Notice to or from one of multiple parties constituting either Owner or City shall be effective as to all parties constituting either Owner or City.

13. **Compliance.** Owner and City hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of applicable law.

14. **Entirety of Agreement.** This Contract contains the entire agreement between the parties and NO ORAL REPRESENTATION, warranty or covenant exists other than those set forth in this Contract.

15. **References.** For all purposes of this Contract, references to singular parties shall apply to plural parties as well and references to a specific number of days shall mean calendar days.

16. **Time of the Essence.** The time for performance of the obligations of each of the parties is of the essence of this Contract.

17. **Amendments.** This Contract includes no amendment(s) attached to and made a part hereof.

**IN WITNESS WHEREOF**, the each of parties hereto have executed and delivered this Contract as of the date set forth below.

**OWNER'S SIGNATURES**

**CITY'S SIGNATURES**

PREMIER COOPERATIVE, INC.,  
an Illinois Agricultural Cooperative

CITY OF FARMER CITY,  
DEWITT COUNTY, ILLINOIS

BY: \_\_\_\_\_  
Print Name:  
Title:

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

**Notice Address:**  
City of Farmer City  
105 S. Main Street  
Farmer City, IL 61842-0049  
Attn: City Manager

Date: \_\_\_\_\_

**Notice Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT A**

**Description of Tract or Plat**

**EXHIBIT B**

**Deed of Right-of-Way Dedication**

Prepared by and Return to:  
JOSEPH P. CHAMLEY  
EVANS, FROEHLICH,  
BETH & CHAMLEY  
44 Main Street, Suite 310  
Champaign, IL 61820  
Tele: 217/359-6494

**DEDICATION OF RIGHT-OF-WAY  
(Plum and 150)**

**THE GRANTOR, PREMIER COOPERATIVE, INC., an Illinois Agricultural Cooperative**, of the County of DeWitt, and the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby **DEDICATE, GRANT and CONVEY** to the **GRANTEE, the CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS**, an Illinois municipal corporation, its successors or assigns, for use as a right-of-way for public street or highway purposes and for all public utility purposes, the following described real estate:

Attached hereto and incorporated herein by reference as though fully set forth is the plat and description of the right of way to be dedicated to the City of Farmer City, DeWitt County, Illinois prepared by Maurer Stutz of Peoria, Illinois by Steven P. Ford, Illinois Professional Land Surveyor No. 3653, dated 1/10/25.

Part of Permanent Index No. part of 05-28-133-004;

The undersigned Grantor does hereby acknowledge, covenant and agree and warrant that the foregoing grant and dedication of the public right-of-way to the City is to be construed as a conveyance in fee simple of such public right-of-way and as a general warranty against the undersigned Grantor, their successors and assigns, to the City for its use, including, but not limited to, any such use which may be authorized by law or which may otherwise be deemed necessary or useful by the City for any public purpose.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025

**PREMIER COOPERATIVE, INC., an Illinois Agricultural Cooperative**

BY: \_\_\_\_\_  
Print Name:  
Title :

**STATE OF ILLINOIS** )

COUNTY OF CHAMPAIGN            )        SS.  
  )

I, the undersigned, a Notary Public in and for said County and State, certify that \_\_\_\_\_, personally known to me to be \_\_\_\_\_, of **PREMIER COOPERATIVE, INC., an Illinois Agricultural Cooperative**, and also known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of the corporation, for the uses and purposes shown in the document and they were authorized to execute this instrument by the board of directors of said corporation.

Given under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

(SEAL)

\_\_\_\_\_  
Notary Public

Exempt under provisions of Paragraph b, Section 31-45, Real Estate Transfer Law (35 ILCS 200/31-45(b)).

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Grantor, Grantee or representative

ACCEPTED: CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS

BY: \_\_\_\_\_  
Scott Testory, Mayor

ATTEST:

BY: \_\_\_\_\_  
Angie Wanserski, City Clerk

SEAL

## ORDINANCE 1153

### 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 described as follows:

- **Approximately 300 water meters**
- **Small tool chest with wrench, Allen keys, and socket set**
- **2 steel, 5 tier shelves**
- **Approximately 100 feet of copper 5/8" line (water)**
- **3 scrap WEG electric motors from aeration lagoon**
- **3 scrap 6 inch expansion joints for centrifugal blower**
- **4 scrap 6 inch valves for centrifugal blower**
- **1, 12 inch air line joint replacement**
- **2 inch tsunami sump pump**
- **2, 4 inch by 12-foot aluminum gutters**
- **Hand winch**
- **6 inch tapping saddle and shut off corp (water)**
- **Curb box (water)**
- **1 inch shut off (water)**
- **8 scrap metal pipes – various length – 4 to 8 feet**
- **4 CF31 tough books**
- **Numerous Watchguard body cameras**
- **4 Watchguard 4RE in-car cameras**
- **5 Havis docking station trays**

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 2<sup>nd</sup> DAY OF FEBRUARY 2026

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

\_\_\_\_\_  
Scott Testory, Mayor

\_\_\_\_\_  
Angie Wanserski, City Clerk

**LOCAL PUBLIC AGENCY**

Local Public Agency		County	Section Number
City of Farmer City		DeWitt	23-00010-00-SW
Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
ITEP-State	556007		

**Construction**

State Job Number	Project Number
C-95-025-26	

Local Let/Day Labor   
  Construction on State Letting   
  Construction Engineering   
  Utilities   
  Railroad Work

**LOCATION**

Local Street/Road Name	Key Route	Length	Stationing	
Clinton Ave (IL 54)	FAP 0071	0.53 MI	From	To
			29.92	30.45

Location Termini

S. Maint ST to Summer DR

Current Jurisdiction	Existing Structure Number(s)	
State	NA	<input type="button" value="Remove"/>

**PROJECT DESCRIPTION**

Construction only - New sidewalk improvements in Farmer City along the south side of Illinois Route 54 (Clinton Avenue) from Main Street to Summer Street. Proposed sidewalk is 5' wide Portland Cement Concrete and will meet ADA/PROWAG requirements.



Local Public Agency	Section Number	State Job Number	Project Number
City of Farmer City	23-00010-00-SW	C9502526	556007

**SCHEDULE NUMBER 5**

**Resolution No. 2026-141**

A Resolution for:

Section Number 23-00010-00-SW  
 State Job Number C-95-025-26  
 Project Number 556007

WHEREAS, the City of Farmer City is proposing to  
construct a new sidewalk along the south side of Illinois Route 54 from Main Street to Summer Street

WHEREAS, the above stated improvement will necessitate the use of funding provided through the Illinois Department of Transportation (IDOT); and signee

WHEREAS, the use of these funds requires a joint funding agreement (AGREEMENT) with IDOT; and

WHEREAS, the improvement requires matching funds; and

NOW, THEREFORE, be it resolved by the City of Farmer City

Section 1: The City of Farmer City hereby appropriates \$54,300.00  
 or as much as may be needed to match the required funding to complete the proposed improvement from  
FORWARD TIF and furthermore agree to pass a supplemental resolution if necessary to  
 appropriate additional funds for completion of the project.

Section 2: The Farmer City City Council is hereby authorized to execute an AGREEMENT with IDOT  
 for the above-mentioned project.

Section 3: This resolution will become Attachment 3 of the AGREEMENT.

Section 4: The City Clerk of Farmer City is directed to transmit 2 (two) copies of the AGREEMENT  
 and Resolution to IDOT District \_\_\_\_\_ Bureau of Local Roads and Streets.

I, Angie Wanserski City Clerk in and for said City  
Name of Clerk Local Public Agency Type Local Public Agency Type  
 of Farmer City in the State aforesaid, and keeper of the records and files thereof, as provided by  
Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by  
Council of Farmer City at a meeting held on February 02, 2026  
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 2 day of February, 2026  
Day Month, Year

(SEAL)

Clerk Signature & Date

**Approved**

Regional Engineer Signature & Date  
 Department of Transportation



## CITY OF FARMER CITY, ILLINOIS

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

# MEMO

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**Date:** 1/9/26  
**To:** Mayor Testory and City Council  
**From:** Taylor Baxter, City Manager  
**RE:** 109 S. Main Street Offer

Mayor and Council,

The City has received an offer to purchase the City-owned property located at 109 S. Main Street. The prospective purchaser, Kristin Yeadon, is a local real estate agent who has submitted a detailed proposal outlining her intended use of the building and planned renovations.

Mrs. Yeadon estimates the total cost of renovations to be approximately \$46,000. She has offered to purchase the property for \$24,000, which represents 80% of the appraised value and is eligible for Council consideration and acceptance.

Attached for your review are Mrs. Yeadon's renovation and use plan, along with updated interior renderings illustrating the proposed improvements. Based on my discussions with Mrs. Yeadon, I am confident that renovations would commence shortly after Council approval. The proposal demonstrates a clear investment in the property and reflects a strong interest in relocating her home office to Farmer City.

Please let me know if you have any questions or would like additional information in advance of the meeting.

Respectfully,

Taylor Baxter  
City Manager

## 109 S. Main Street Farmer City Illinois

This property would be used for a realty business run by Kristin Yeadon of Pathway Realty out of Champaign Illinois. This will be an office for two, up to six agents working in the area that spans around a 100 mile radius of central Illinois. This office will be used 3-5 days a week depending on the load the company has on them at the given moment. Plan is to have the newer part as offices and reception area, the older side will eventually have offices and conference room. This older side will be restored to as-is original condition, and preserve every part possible to keep this office look as it looks now. We feel it's a very historic building that needs to be brought back to what it once was and restored to its former glory inside and out, but this will take a lot of work to get to that point.

The plan is to first get the roof fixed on the older part of the building, it's in very rough shape. That being said, the newer part, north side of the building will be used after a very short renovation. Time to be in this office depending on the time the bid is approved will be 3-4 months. If accepted before January we plan on being open for business on the north building by mid March early April. This side is more modern and up to workable standards quickly, but still needs a lot to get to that point.

The older side/south building is a bit more of a project and will require a longer time to get ready to be open and used. We will have Popejoy roofing do this flat roof, they gave us an estimate of \$26,000 to completely replace the entire roof, which spans over to the north building also. This will happen asap weather permitting to have this roof replaced. The roof right now needs repairs to just make it through the winter and not damage anymore than already has been damaged. This building will also need floor work to raise the rear floors back to original specs, which requires new beams, and metal I beams with bracing to keep this area in rear and the front of property using jacks and bracing. Once the building is back to square and level we plan on removing the old carpet in this office and restoring the original hard wood floors. We also plan on keeping and fixing up all the original wood work inside this building front to back. Removing the old ceiling tiles and bringing back the original beadboard ceilings.

The exterior of the buildings will be updated with paint on the newer side and a realty sign hung as pictured. Mild landscaping to fill the grass area in the front area. The older side is going to get tuck point work completed and possibly painted brick on the south wall to save the original brick. The front of the older building will get the original door restored and functional. The front window will get the business logo painted, after the original window is restored. The front of the older building will get outside lights that are era of the building style. We think when this entire property is done correctly like we intend to do it will be one of the nicest original buildings in town that will draw people to this area and hopefully encourage more businesses to come to our area. Restoring old main st. is something everyone has wanted to

see for years, our hope is that with this building and the grocery store to be coming in right next to it that it may spark interest in fixing up other buildings in town.

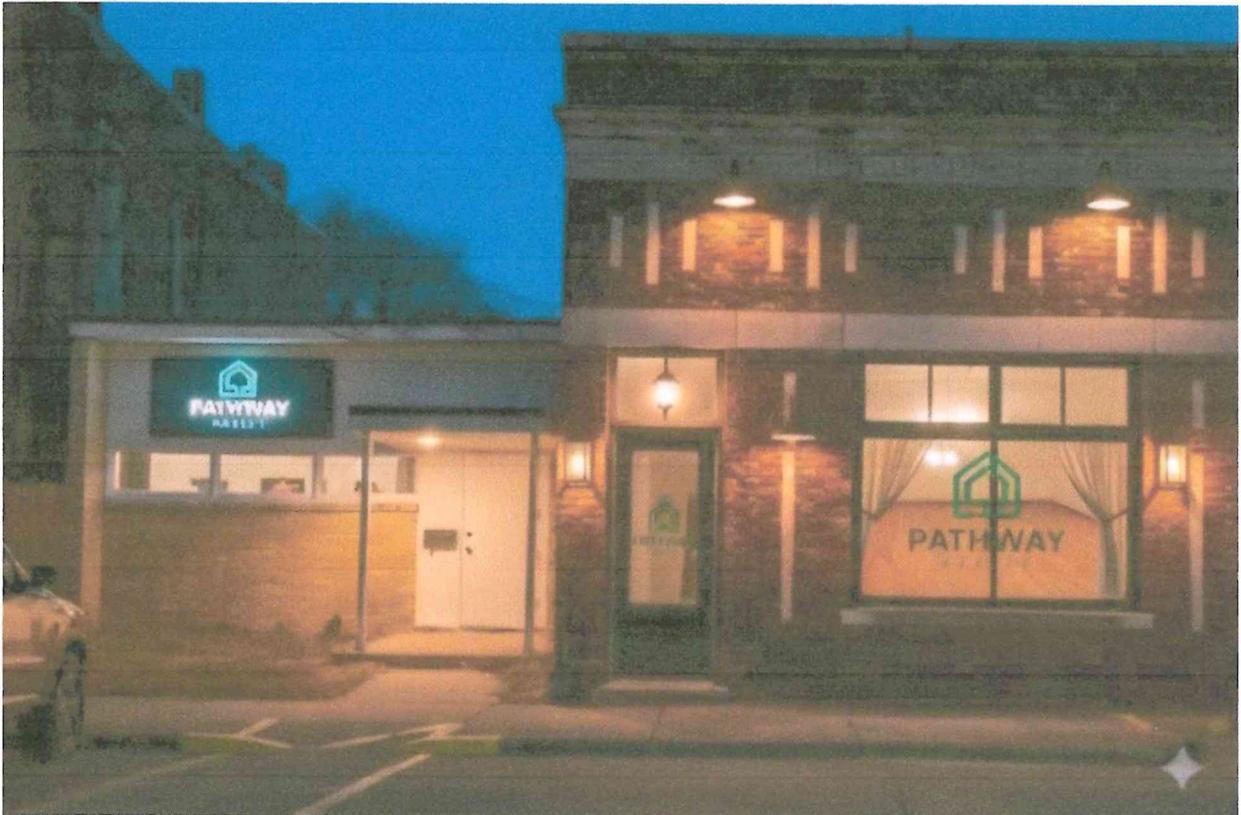
Total cost of this project is estimates aside from purchase price and roof quote.

1. Roof cost \$26000
2. Foundation cost \$3000
3. Floor bracing and back to square \$1000
4. Flooring \$2000
5. Tuck point \$3000-5000
6. Exterior refurbish \$3000
7. Interior refurbish north building \$3000
8. Interior refurbish south building \$3000
9. Landscaping front and rear \$3000

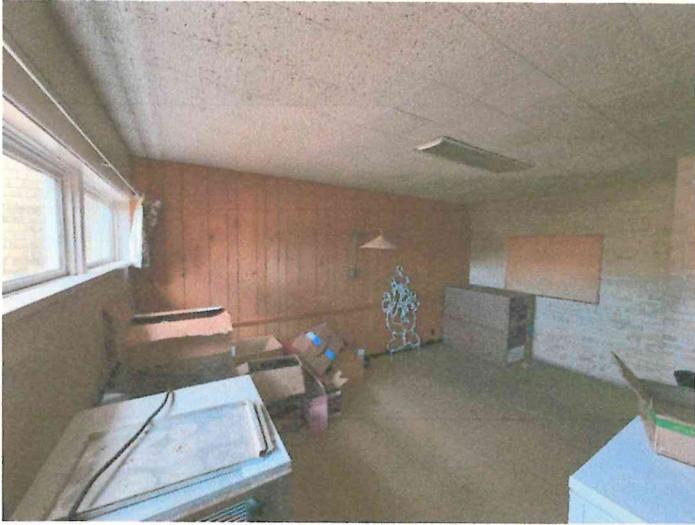
The anticipated schedule of the renovation is for North building from bid approved date to 3-4 months, and open for business. South building by mid to late summer 2026 and open for business. These projects will be done by the owner and contracted out for roof and tuck point work. Restoration of the older side will be carried out by owners and Mary Yeadon. The Bid we propose is \$24,000 for the property, and the primary contact for this bid is Kristin Yeadon 309-261-9547 or [Kristin@pathway-realty.com](mailto:Kristin@pathway-realty.com).



Current look of 109 south main st.



Proposed restored front with signs and lights



Current



Proposed entrance to building on North side



Proposed office North building



Office before after South building



Original room



Room/floors restored and conference table added



Hallway in south building with carpet on left, restored on right