

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
July 22, 2013
Tuscola City Hall

The regular meeting of the City Council was called to order with Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt, and Mayor Kleiss in attendance. Alderman Hoey led the Pledge of Allegiance.

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the July 8, 2013 meeting
- Financial report for June 2013
- Payment of bills totaling \$425,013.78
- Pay request of \$37,600, from Owen Tucker for Barker/Prairie drainage improvements
- Two Community Building lease requests with alcohol: Marissa Izatt for a wedding reception on August 23-25, 2013; and Kim Hanners for a wedding reception on August 30, 2013

Hoey moved to approve the items on the consent agenda. Maxey seconded. Seip asked if the city required a minimum amount of host liquor liability insurance. Administrator Hoel answered he is fairly certain we have a statutory minimum. VOTE YEA* Cleland, Henderson Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Maxey moved to approve the consent agenda for July 22, 2013. Truitt seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor

At Chief Hettinger's request, Mayor Kleiss presented the name of Jim Nees as a volunteer firefighter. Kleiss noted Nees was previously on the department and wishes to return. Henderson moved to approve the appointment of Jim Nees as a volunteer firefighter. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor Kleiss wished the Tuscola 11 and 12 year old All Star's good luck in the state tournament being held in Beardstown this Wednesday.

City Clerk - Nothing

City Treasurer

In Long's absence, Administrator Hoel reported PMG Tuscola, Jeff Winans and Kristin Winans and Bruce and Andrea Robinson are all delinquent on their TIF loans. Hoey asked if Winans' and Robinson's are working on catching up their deficits. Hoel answered the Winans balance is very small and the city is talking with them. The Robinson's made some progress a few months ago, but not recently. Bruce Robinson has talked to the TIF committee about some long term plans he has for his business that may resolve their deficit.

City Attorney - Nothing

City Administrator

Administrator Hoel announced the date for the cystic fibrosis 5K run has been changed. The event will be held on August 3. Also, a fund raiser for Morgan Miller of Neoga, Illinois, will be held in Ervin Park on August 10.

The pool recirculation pump is operating at ½ capacity, Hoel stated. Parts are on order; once these arrive, the pump will be taken to Peoria for the needed repairs. Hoel estimates the pool will be closed two days while repairs are made, hopefully during inclement weather.

Hoel reported the pool leaks have not been anything out of the ordinary. The leak in the wet well has been fixed; however, the liner has some tears that are contributing to leaks. Administrator Hoel pointed out the liner is under warranty and will be repaired.

Contracts and Agreements

Hoel reported only one bid was received for the annual oil and chip project. Earl Walker submitted a bid of \$72,510. Cleland moved to approve the bid of \$72,510, with Earl Walker for the annual oil and chip and authorize the Mayor and Clerk to execute the documents. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance

- At Home Tuscola (Jeremy and Lana Tengwall), 117-123 West Sale, has reduced their TIF project scope to a more manageable amount, Hoel stated. The TIF committee recommends assistance to the Tengwall's in the form of a \$360,000 grant and a \$300,000 loan. The loan terms are as follows: 1.5% interest on \$200,000 for the first three years; no interest and no payments on \$100,000 for the first three years. After the three year period, the full remaining principal balance will be @ 3% interest for the remainder of the eight year loan. Hoel stated the redevelopment agreement with the Tengwall's has not been prepared, but the committee would like to get a sense from council on the terms. Truitt moved to approve the TIF recommendation for Jeremy and Lana Tengwall, as presented above, subject to a redevelopment agreement being brought back before council at a later date. Shoemaker seconded. Shoemaker asked Attorney Bequette to provide council with a copy of the redevelopment agreement prior to the meeting when action is planned. VOTE YEA* Cleland, Henderson, Maxey, Seip, Shoemaker, Slaughter, Truitt. VOTE NAY* Hoey. Motion carried.
- Hoel introduced Mike Lanman, Lanman Oil Co. Lanman plans to purchase a portion of the old Dixie property and put up a 7,000 square foot travel center. Lanman spoke to council about his plans for the center. They will offer prepared food, liquor, a drive through window for quick trips, gaming area, and car wash, as well as gasoline and diesel. Lanman passed around blueprints of the proposed travel center for council to view. Hoel pointed out two things need to be done in order for work to begin on the travel center. To date, the city has been paying engineering fees to design the infrastructure for this site. Hoel reported a modification is needed to the memorandum of understanding for the

infrastructure design fees because IDOT has determined that with the increased traffic, a traffic signal will be needed at the intersection of Southline Road and Prairie. Cleland moved to approve the modification to the memorandum of understanding for engineering design services and traffic signal design at Southline Road (route 36) and Prairie Street in the amount of \$56,700. Henderson seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Another part of this development is the infrastructure cost, estimated at \$1.7 million. This includes design engineering and traffic signal installation, an east west road bisecting the entire property from North Progress Boulevard to Prairie Street, and a new city street going north to the new east west street. The street running north will be about where the original Dixie entrance was, Hoel stated, and to the east of the proposed travel center. Eventually this street will go all the way to Van Allen, Hoel added. Part of the city's redevelopment agreement with Mike Lanman is to develop these roads. Henderson moved to approve the infrastructure reimbursement estimated at \$1.7 million to Tuscola Properties, LLC, and pending further redevelopment agreement approval by council. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

- Administrator Hoel gave a follow-up on the agreement with John McDevitt for the 100 North Main property. The terms of the agreement have not changed from the previous discussion. If approved, McDevitt will receive a TIF grant of \$100,000 for a roof and HVAC. McDevitt's agreement calls for contract payment of 1/2 of the grant amount plus the building cost of \$75,000. The agreement includes the building, but not the west parking lot. McDevitt will be able to use the parking lot; however, the city retains ownership so the lot will be available for further development. Truitt moved to approve the redevelopment agreement as presented, with John McDevitt on the property at 100 north Main. Shoemaker seconded. Seip asked about window replacement on the building. Hoel answered the broken windows will be repaired. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Other

Council will take action on the planning commission's recommendations for final plat approval of the Apgar Minor subdivision and the Amishland Country Village Phase II, once the redevelopment agreements are in place. Mayor Kleiss commented that in less than an hour, we have made some giant steps for development in our community. There is a lot of city and private money being spent on these developments. This is a good situation for both sides, Kleiss stated. It needs to be good for both parties because if it is not, it won't last. Kleiss thanked Tengwall and Lanman for working with the city on their projects.

Truitt asked for council approval to put All Star signs in the public right of way and thanked Chief Hettinger for the fire truck escort he gave the All Stars.

The motion to adjourn was made by Shoemaker and seconded by Henderson. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor

City Clerk