

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
May 28, 2013
Tuscola City Hall

In the absence of Mayor Kleiss, Hoey moved and Cleland seconded Alderman Henderson act as Mayor Pro-Tem for the May 28, 2013 meeting. VOTE YEA* Cleland, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Alderman Henderson abstained. Motion carried. Clerk Leamon gave the oath of office to Alderman Shoemaker. Mayor Pro-Tem Henderson called the meeting to order. Present: Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Mayor Kleiss was absent. Shoemaker led the Pledge of Allegiance.

Consent Agenda

Henderson went over the items on the consent agenda:

- Minutes of the May 13, 2013 meeting
- Financial report for April 2013
- Payment of bills totaling \$217,095.67
- Pay request of \$81,000 from Hanfland Painting for work on the water tower
- Change order with Beniach Construction reflecting a decrease of \$11,620
- Request to close Sale Street from Center to Court for an estate auction on June 29

Seip moved to approve the items on the consent agenda. Cleland seconded. VOTE YEA* Cleland, Henderson Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Hoey moved to approve the consent agenda for May 28, 2013. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor - Nothing

City Clerk

Clerk Leamon presented the annual prevailing wage ordinance for council approval. Maxey moved to approve ordinance 2013-O-4, an ordinance of the City of Tuscola ascertaining the prevailing rate of wages for laborers, workmen and mechanics employed in public works of the City of Tuscola. Truitt seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

City Treasurer

Treasurer Long reported PMG Tuscola LLC, Jeff Winans and Kristin Winans, and Bruce and Andrea Robinson are delinquent on their TIF loans. Long announced this Saturday, June 1, the Abundant Market will begin for the season. Also, the Spring Fling Car Show is Saturday evening in the downtown area. All newly elected officials are required to complete the Freedom of Information and Open Meetings Act training. This must be done each term.

City Attorney - Nothing

City Administrator - Absent

Contracts and Agreements

1. Attorney Bequette discussed correspondence from ASCAP, a music licensing group. ASCAP offers licenses for the public playing of copyrighted music. Bequette stated music should not be played anywhere in public unless the public body has a license agreement in place. He advises entering into this licensing agreement. Bequette added he knows of at least two other music licensing companies that will probably contact the city. Maxey moved to approve the yearly licensing fee with ASCAP at a cost of \$327. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
2. Hoey moved to approve the purchase of a 2012 Chevy Impala squad car from Miles Chevrolet at a cost of \$21,779. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
3. Henderson presented a proposal for purchase and installation of a pump for the south lift station. The newer, more efficient pump will replace one of the 20 hp pumps currently in use. The city will keep the existing pump as a spare. Cleland moved to approve the proposal from Flow-Technics, Inc., for a new variable speed pump for the south lift station, removal of existing pump, installation of the new pump, and start up services at a cost of \$10,835. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
4. A Professional Services Agreement for engineering services for a sidewalk on the south side of route 36 was presented for council approval. The sidewalks are part of the corridor plan submitted by PGAV and discussed by council several months ago. Truitt moved to approve the engineering agreement with Chastain and Associates, LLP, in the amount of \$85,000, for engineering services on a sidewalk for the south side of route 36. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance

- Henderson announced Raul Molina has requested a TIF grant of \$5,176, for remodeling expenses, signage and painting at 105 West Southline Road. Truitt noted the TIF committee would like to table this request until the next meeting.
- Council discussed negotiations and a possible redevelopment agreement with John McDevitt/Yellow Dog Artworks. TEDI Director Moody reported McDevitt has a group of artists interested in locating in Tuscola. Moody has been working with McDevitt and is in the process of finalizing a redevelopment agreement on the property at 100 North Main. Moody stated this can be done with a minimal investment, which is what McDevitt is looking for. The main issues with the building are the HVAC and roof, Moody added. He and McDevitt have worked out an arrangement that over the course of the remaining life of the TIF district, McDevitt can purchase the property at what the committee feels is a good rental rate. Moody went on to say he is excited about the business. They have had good traffic in Sullivan and plan monthly events to

draw people into town. Henderson asked if the agreement was for the building and parking or just the building. Moody answered the building and parking; however, McDevitt is agreeable to the city's previous discussions for that area. Shoemaker asked if we had the intent to purchase agreement from McDevitt. Bequette answered he assumes McDevitt signed the agreement he and Administrator Hoel prepared. It was to be signed before McDevitt would be able to have access to the building. Bequette stated the final agreement is very far along. McDevitt is agreeing to purchase the building for base cost. The city will front the cost of the HVAC and roof; McDevitt will pay back ½ of this cost during the life of the agreement. The city will continue to pay the property taxes during the time period until McDevitt owns the building completely. There will be no mortgage; we are basically selling to McDevitt on contract. Hoey asked for the terms of the agreement. The purchase price is \$75,000; ½ the cost of HVAC and roof is estimated at \$50,000, Moody answered. Bequette added the first few monthly payments will be \$500; the payments will increase to \$1000 for a few months; and then \$1250 each month until paid off. This is a no interest agreement, Bequette added. Seip asked Moody if he was comfortable with McDevitt owning the parking lot given the development discussions we've had in the past. Moody answered he is comfortable with this; McDevitt is interested in our plans for the area. Shoemaker asked if we had time to draft more details for the agreement as he is not sure about the parking lot. Moody answered Administrator Hoel has been handling the agreement details. Bequette added he has not heard about this and is not sure where we are with the parking lot. He does not recommend voting this tonight and dealing with the parking lot issue at the next meeting. Bequette went on to say the preliminary agreement he and Hoel prepared does not say anything about a parking lot. Moody and Bequette do not know if the parking lot is included in the legal description of the property. After discussion about the parking lot, Seip stated he does not think the parking lot should be part of the agreement if the city is going to continue with the discussion and plans for the entire block from the Community Building to 100 North Main. Bequette stated since we have a temporary agreement in place with McDevitt and Administrator Hoel is off this week, we could table the redevelopment agreement. Bequette also thinks we could approve it without the parking lot, or we could pass the whole thing and have chats with Hoel prior to the final agreement. Shoemaker pointed out in the communications last week with Hoel, he suggested an intent to purchase agreement so we would at least have something showing what McDevitt wanted to do along with the purchase details. If the parking lot is part of the deal, McDevitt will most likely be coming back to council wanting to do something with it, Shoemaker added. Truitt pointed out if the property is one parcel, the parking lot will have to be separated out. Moody agreed with Shoemaker and Truitt and stated there is no reason to take action on this tonight. Moody added we have not had any comments back from McDevitt's attorney. Attorney Bequette feels we are ahead of the game and nothing negative should happen if we table. Truitt moved to table action on the redevelopment agreement with John McDevitt/Yellow Dog Artworks until the next meeting. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. In order to remain consistent, Maxey moved to table action on the Raul

Molina TIF request until the June 10, 2013 meeting. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Other

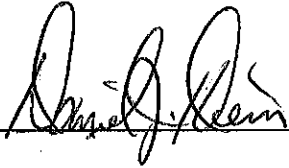
Four names were submitted for summer employment with the City. Maria Meyer, cashier at the pool; Seth Tolliver and Nicholas Kemp, lifeguards (pending certification); and Anna Marx, summer tourism intern @ \$9.75 per hour. Cleland moved to approve the summer appointments of Maria Meyer, Seth Tolliver, Nicholas Kemp, and Anna Marx. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

In Administrator Hoel's absence, Treasurer Long submitted the name of Blain Reinhart as a new hire for the city at Street Department I. Alderman Slaughter stated he has been trying to get in touch with Hoel about this hire, but Hoel has been out. Slaughter would like to table action on this item. Long stated she thinks Reinhart has been called; she is unsure what the timing is for Reinhart giving his two week's notice at his current job. Slaughter answered he understood a committee meeting could be held; he would prefer further discussion. Attorney Bequette thinks we have established a precedent. If Slaughter wants to table, he should make a motion to table. If the motion fails, someone else can bring a motion to hire. Slaughter moved to table the hiring of the Street Department I employee. Maxey seconded. Hoey asked if the potential employee has quit his other job. Long answered Hoel indicated to her on Friday he had contacted the committee and let them know the recommendation for hiring. Hoel also called Reinhart on Friday to let him know he had the job, pending council approval. In answer to Truitt's question about when he tried to contact Hoel, Slaughter answered it was on Friday. Truitt then asked when the message from Hoel came out. Maxey was unsure; Foreman Cruzan thought it came out the previous week. Maxey stated he called Hoel right back when he got the message and Hoel had not yet spoken with Slaughter. Maxey went on to say he does not know that he and Slaughter actually want to change the recommendation as much as they want to change the procedure. He feels a recommendation to hire should come out of the personnel committee and they should have been involved in the process. The committee should know who they are recommending. Maxey went on to say he knows from speaking with Administrator Hoel that people are left out of the interview process because they are not trained to interview. Maxey believes the committee could sit in on the interviews without asking questions. Maxey is good with what Foreman Cruzan and Administrator Hoel have decided; however, he feels strongly about what he has brought to council tonight. Seip added he has been on personnel and involved with quite a few interviews. Long pointed out the hires in recent years have not been handled by committee. Seip added maybe the personnel committee needs to take training on conducting an interview. He believes the committee should be part of the process. Slaughter does not want to go through the process of having a committee meeting and holding up this hire. Slaughter added he did not go with the last recommended hire, and we see how that turned out. Shoemaker believes the personnel committee should be involved in the hiring process, not just issues that come up after the hire. If good employees are hired, there will not be issues to deal with. Treasurer Long will talk to Administrator Hoel about the hiring process and let him know council's suggestions. Slaughter withdrew his motion to table the hiring of a Street Department I employee. Maxey withdrew his second. Maxey then moved to hire Blaine Reinhart as a Street Department I employee for the City of Tuscola. Slaughter seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

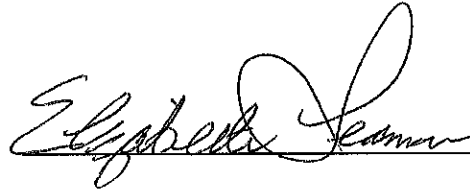
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Chief Hastings pointed out he did get a bid from Mooney's for the police car. The car sold before action could be taken and Mooney did not have anything else to offer.

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



Mayor



City Clerk