

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
November 13, 2012
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 present. Paul Wisovaty led the Pledge of Allegiance.

Consent Agenda

Administrator Hoel went over the items on the consent agenda:

- Minutes of the October 22, 2012 meeting
- Payment of bills totaling \$502,885.07
- Pay request of \$400,000, from COROC Tuscola LLC, for the Tanger Redevelopment Agreement
- Pay request from Owen Tucker in the amount of \$36,615, for the Barker/Prairie Street TIF

Hoey moved to approve the items on the consent agenda. Shoemaker seconded. VOTE YEA* Cleland, Henderson Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Maxey moved to approve the consent agenda for November 13, 2012. Henderson seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Time on the Agenda

Paul Wisovaty addressed council on behalf of the Salvation Army to request permission for their Holiday collections. Wisovaty stated the Salvation Army would like to post 'bell ringers' downtown and at the entrance to the outlet mall the Saturday after Thanksgiving and every Saturday in December. Wisovaty added council could limit the number of Saturdays for the Salvation Army collections if they felt five weeks was too much. Seip asked about hindering the mall traffic, especially on the biggest shopping week-end of the year. Wisovaty reported 85% of the traffic does not even stop to donate. Seip added he has had comments that organizations collecting at the mall should do it as traffic enters or exits, but not both. Wisovaty assured Seip the Salvation Army would only have enough staff to collect donations one way.

Mayor

Mayor Kleiss noted the City received a thank you from Fred and Judy Heilich for the staff's help with their pumpkin house display this year.

Kleiss expressed the City's sympathy to the family of Clarice Hausman and noted the family thanked the city for their contribution in Clarice's name.

Joyce Ragle and Rex Hall have submitted their retirement letters to the City. Ragle will retire January 18, 2013, after 34 years and Hall will retire January 20, 2013, after 32 years.

Mayor Kleiss reported he has received correspondence from Mr. Lee York, 100 South Embarras, about dilapidated properties. Mr. York thinks property owners should fix up their properties; if they don't, the City should raze them and bill the property owners for the expense.

City Clerk - Nothing

City Treasurer

Administrator Hoel reported Treasurer Long is attending the Illinois Municipal Treasurer's Association meeting. The only TIF delinquency is PMG Tuscola.

City Attorney - Absent

City Administrator

Administrator Hoel called council's attention to a hand out showing electric costs of the wind turbine. Hoel stated the original projections are based on the old electric rates. With the newer electric rates, we are out performing the original projections by a long shot. The electric savings the first year of operation is about \$17,200, Hoel stated. If we stay on that pace, repayment will be 8 ½ years instead of the 11 years projected.

Ordinances

Mayor Kleiss presented an ordinance authorizing the Illinois Municipal League Risk Management Association minimum/maximum contribution agreement for December 2012 – December 2013. Administrator Hoel added that with this ordinance we are renewing our liability insurance for the year in the amount of \$125,680.09. The min/max arrangement means we are self insuring; we have a decreased premium on the chance that we are going to have to contribute more down the road. If we have a large liability loss, we could have to pay an additional \$46,000, over the course of the year. Hoel added if the city experiences a large liability loss once every three years, we would still be money ahead. Also, we have never had to pay the additional money during the time we've been enrolled in the min/max agreement. Truitt moved to approve ordinance 2012-0-16, an ordinance authorizing the execution of the IMLRMA min/max contribution agreement for December 31, 2012 through December 31, 2013, at a cost of \$125,680.09. Henderson seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Contracts and Agreements

1. Mayor Kleiss presented the contract for the completion of the water main project. Cross Construction was awarded the bid at the last meeting for the bore at Niles, several connections, and site restoration. Cleland moved to approve the contract with Cross Construction in the amount of \$215,971, for water main improvements and site restoration. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
2. Administrator Hoel presented a change order from Meuser Construction for additional work to the wall between the Dotson Building and Mac Boyd's building to the east. There are some voids in the wall, Hoel stated, and our structural engineer thinks the solution is to fill the voids with masonry grout and then cap them. Hoel asked for a change order in the amount of \$4,960, to complete the grouting. Seip asked about the location of the voids. Hoel stated you can see some of the voids but he does not think it runs the entire length of the wall. Seip moved to approve a change order with Meuser Construction in the amount of \$4,960, to fill and cap the voids between the Dotson Building and Mac Boyd's building to the east. Cleland seconded. Hoey asked if there have been any more disagreements on that building. Administrator Hoel answered there has been no contact with the owner since late August. We have two opinions from two structural engineers. The city informed the owner of what we were going to do and have not heard anything from them. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Seip asked about the empty lot on Sale Street. Hoel answered there is a prospect interested.

Requests for TIF Assistance

Double B Properties has requested TIF assistance to add EIFS (stucco) to the back of their properties at 132 and 134 West Sale. Truitt moved to approve the TIF committee's recommendation for a TIF grant of \$8750, and a TIF loan of \$8750 @ 3% for five years to Double B Properties. Seip seconded. Seip added he would like to see this type of finish on the Senior Citizens building instead of the rippled vinyl siding. Administrator Hoel reported he is meeting tomorrow with representatives at the Senior Center to talk about some remodeling plans. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

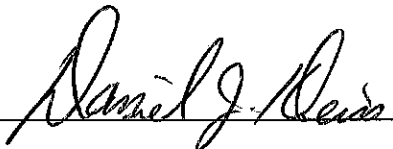
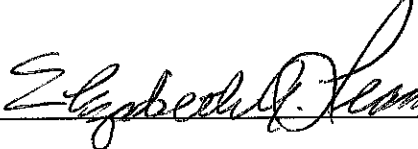
Other Topics

- Administrator Hoel reported the swimming pool contractor has responded to our letter addressing the pool leaks. The contractor answered they are in agreement with our conclusions, based on what we reported. The contractor is trying to contact the sub-contractor who performed the actual work so he can investigate further.

- Hoel discussed two scenarios, prepared by Treasurer Long, for the annual property tax levy. One estimate shows a 1% increase for the city levy and a 4.9% increase for the library, per their request. The second scenario shows a 4.9% increase in the total levy. If council chooses the 1% city increase with the 4.9% increase for the library, the average homeowner increase on an \$80,000 home would be approximately \$3.10. Mayor Kleiss and several council members felt it would be best to keep the levy as flat as possible. Administrator Hoel stated the estimate, based on the 1% city increase and 4.9% library increase, would be \$566,342. This compares to \$556,021 for last year and does not necessitate a public hearing, Hoel stated. An ordinance will be prepared for council consideration at the first meeting in December.
- Administrator Hoel discussed a wastewater letter of support for Project Coronus, an industrial prospect that has been visiting Tuscola quite frequently. Project Coronus is requesting the city agree to accept and treat wastewater from their proposed project, if a more suitable option is not available. Henderson moved to approve the letter of support for wastewater treatment from Project Coronus. Seip seconded. Hoel added he would be glad to speak with council in private about this project. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor Kleiss wished everyone a Happy Thanksgiving. Kleiss announced the Parkstone Villa is holding an open house this Thursday, beginning at 5:00 P.M.

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

 _____ Mayor  _____ City Clerk