

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
February 13, 2012
Tuscola City Hall

In the absence of Mayor Kleiss, Hoey moved and Cleland seconded Alderman Henderson act as Mayor Pro-Tem for the February 13 meeting. VOTE YEA* Cleland, Hoey, Maxey, Seip, Shoemaker, Truitt. Alderman Henderson abstained. Motion carried. The meeting was called to order with Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, and Truitt present. Alderman Slaughter and Mayor Kleiss were absent. Brian Moody, TEDI Director, led the Pledge of Allegiance.

Consent Agenda

Administrator Hoel went over the items on the consent agenda:

- Minutes of the January 23, 2012 meeting
- Payment of bills totaling \$371,352.81. Hoel noted the squad car purchase was erroneously put under the Fire Department instead of Police Department on the bill list
- Pay request of \$2430.00, from Mid-States General & Mechanical for work on the south lift station
- Three Community Building lease requests with alcohol: Jose and Donna Lopez for a wedding reception on March 3, 2012; Mike and Sharon Stahler for a wedding reception on June 16, 2012; and the Pheasants Forever for their annual meeting on March 24, 2012
- Cub Scouts Day Camp at Ervin Park June 18-24, 2012
- Slingshot Festival at Ervin Park September 29-30, 2012.

Seip moved to approve the items on the consent agenda, with the change of moving the squad car purchase to the Police Department. Cleland seconded. VOTE YEA* Cleland, Henderson Hoey, Maxey, Seip, Shoemaker, Truitt. Truitt moved to approve the consent agenda for February 13, 2012. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.

Mayor - Nothing

City Clerk - Nothing

City Treasurer

Treasurer Long reported PMG Tuscola LLC and Darrel and Susan Latch are delinquent on their TIF loans.

City Attorney - Nothing

City Administrator

Administrator Hoel announced council would hear about the school sign fundraising efforts at the next meeting. Also, a draft of the sales tax proposal will be ready before the next meeting.

Ordinances

Hoey moved to approve ordinance 2012-0-1, an ordinance declaring the 2000 Chevrolet Blazer police vehicle as surplus property and authorizing the sale of same. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.

Resolutions

Cleland moved to approve resolution 2012-R-3, a resolution approving an agreement with the State of Illinois for improvements to the US Route 36 traffic signals by installing LED heads and uninterrupted power supply. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.

Contracts and Agreements

1. Administrator Hoel discussed the Employee Assistance Program through Carle. This service has been available to City employees for several years, Hoel stated, and offers counseling and training to employees and their families. Truitt moved to approve the yearly renewal of the Employee Assistance Program with Carle at a cost of \$768.00. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.
2. Hoel discussed a memorandum of understanding for a fiber optic easement south from route 36 to the cell tower near Wimple Park. Windstream Communications has asked for an easement along the east side of the south sewer plant, running parallel to the Scattering Forks Drainage Ditch. Truitt moved to approve the memorandum of understanding with Windstream Communications for a fiber optic easement and authorize the Mayor, City Clerk, and City Attorney to execute the agreement. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.
3. Treasurer Long discussed the audit engagement letter presented by Bray, Drake, Liles and Richardson. Their proposed fee for the standard audit is \$11,000, Long stated. If the city spends more than \$2 million this year in grant money (combined grants/loans from Federal and State), a more stringent audit will be required. The cost of the more stringent audit will be \$13,500. Long asked for council's approval of both, because the type of audit required this year will not be determined until April. Truitt moved to approve the audit engagement letter from Bray, Drake, Liles, and Richardson, to perform the FY 2012 audit either to the regular standards, at a cost of \$11,000, or to the more stringent standards at a cost of \$13,500, whichever is determined to be necessary under the terms of the grant and loan agreements. Maxey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.

Requests for TIF Assistance

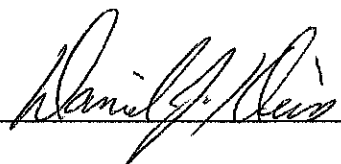
- Hoey moved to approve the TIF request of a grant of \$8800 to ARTCO for architectural services at 103-105 West Sale. Cleland seconded. Maxey questioned why we would spend an additional \$8800 on that property when we have someone ready to go in there now and do something with the property. Maxey stated he is referring to Brett Adkisson's proposal. Maxey believes we are bypassing Adkisson's idea to go with another venture that may or may not pan out. Hoey stated the TIF committee was led to believe the council wanted to try and get the theatre group downtown. Truitt reported the original building ARTCO was going to use is not going to work. There is a strong possibility the property at 103-105 West Sale will work. Truitt went on to say no one is pushing Adkisson aside; the committee thought he could go somewhere else. Maxey does not feel it is the city's place to make determinations for entrepreneurs coming to the city wanting to do something and then telling them to do something else. Maxey reported Adkisson has come to him twice with plans for this building; Adkisson is ready to go with it now. Maxey does not believe this is 'above the table' or fair to Adkisson. Truitt answered we can look at more than one project at a time; Administrator Hoel added we are obligated to do this. Maxey pointed out Adkisson is a local businessman and has done other successful projects in town. Shoemaker mentioned the process for interested persons wishing to do a project with TIF. If someone is interested, they go through the process, submit their plans and are considered along with others who may be interested in the same property. Administrator Hoel added there is a lot of due diligence that needs to happen up front. If the process is not followed, big projects go over cost. Because the city owns the building in question, we have an obligation to consider all comers, Hoel stated. ARTCO has proposed going through the process with an architect, developing cost estimates, conducting code reviews, etc., to see what the project looks like. Maxey asked why we are doing this for ARTCO, when we have a similar review from Adkisson. TEDI Director Moody stated TEDI has been looking at this building for three years. Adkisson's initial plan for the building was too expensive, according to Moody. Adkisson just recently came back with another proposal right before the committee was meeting to discuss the possibility of ARTCO going into the West Sale property. Moody reported there are a number of people interested in the downtown right now; and TEDI is trying to find the best fit for all these projects. Administrator Hoel added code reviews are difficult; they change based on use and occupancy. With each particular use, some of the codes change. It is very important to have these reviews. Maxey then asked why ARTCO has been there working if they didn't know the building would work for them. Moody pointed out there is a separate business that would have been in the end of the building. Maxey believes it makes more sense to get a money-making business in the 103-105 West Sale. Seip stated if he votes to approve the TIF grant for architectural studies, he is not voting for ARTCO to go in there, he is voting to see if they could possibly go in there. Administrator Hoel pointed out we are voting whether or not to spend \$8800 to find out if it is a good move to spend \$100,000. After more discussion about

whether or not it is necessary to spend this money and the possibility of meeting with Brett Adkisson, Mayor Pro-Tem called the question of awarding a TIF grant of \$8800 to ARTCO for architectural services. VOTE YEA* Cleland, Henderson, Hoey, Seip, Shoemaker, Truitt. VOTE NAY* Maxey. Motion carried.

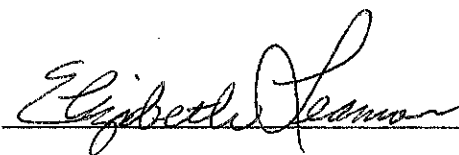
- Hoey moved to approve a TIF grant of \$59,500 and a loan of \$59,500 @ 3% for ten years to Eddie Boutilier/ Double B Properties, for renovations to the property at 132 West Sale. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.
- Truitt moved to approve a TIF grant, not to exceed \$4000, to Hot Wire Networks for a sign at 134 West Sale. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.
- Hoey moved to extend the term of Mac Boyd's TIF loan to 15 years. Truitt seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.
- Truitt moved to extend the term of Jeannine Garrett's TIF loan to 15 years. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt.

Maxey mentioned a deep hole on the back entrance road to Road Ranger. Administrator Hoel will take a look at it and see what can be done.

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



Mayor



City Clerk