

CITY OF TUSCOLA

COUNTY OF DOUGLAS
STATE OF ILLINOIS
TUSCOLA CITY HALL
July 8, 2024

Mayor Kleiss opened the annual appropriations Public Hearing at 6:45 pm. Treasurer Long stated the appropriations set the maximum amount we can spend during the year and are not actual intended expenditures. These appropriations have been on file for public viewing for the past month. There being no comments or concerns the hearing was closed at 6:47 pm.

The regular meeting of the Tuscola City Council was called to order with Brace, Day, Morris, Rund, Shoemaker, Slaughter, Waldrop and Mayor Kleiss in attendance. Alderman Hoey was absent. Mayor Kleiss led the Pledge of Allegiance.

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the Previous Meeting: June 24, 2024
- Payment of bills totaling \$320,685.15
- Pay request: change order with Swingler Construction for police station - \$22,000.00 increase
- Community Building lease with alcohol for the Brooke/Bryce VonLanken wedding reception on July 20, 2024
- Community Building lease with alcohol for a Friends of the NRA banquet July 28, 2024

Day moved to approve the items on the consent agenda. Shoemaker seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter and Waldrop. Morris moved to approve the consent agenda for July 8, 2024. Rund seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter and Waldrop.

Mayor

Mayor Kleiss offered the city's condolences to the family of Nick Flenniken on his passing July 4, 2024. Nick was a volunteer firefighter for the city and served us well.

Kleiss called council's attention to the "All New" Ford of Tuscola coming 2025 handout, stating this is a development the city has been working on with the current Ford owners. Kleiss went on to say this is about all he can say about it at this time but there will be forthcoming documents for council to review and discuss.

Mayor Kleiss commented on the great fireworks display this past Saturday. He added he heard a lot of good comments on the fireworks as well as the events held during the day. Thanks to all involved in putting this together!

City Clerk – No Report

City Treasurer – No Report

City Attorney - No Report

City Administrator

Administrator Hoel stated he would be happy to discuss the details of the Ford of Tuscola development individually with any council members.

Ordinances

Day moved to approve ordinance 2024-O-3, an ordinance making the appropriations for corporate purposes for the fiscal year beginning May 1, 2024 and ending April 30, 2025. Shoemaker seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter and Waldrop.

Contracts and Agreements

1. Mayor Kleiss asked for approval of a change to the invoice from Ford of Tuscola for the new F-450 truck. There was a three dollar discrepancy in the quote and invoice amount, Kleiss stated. Morris moved to approve the payment to Ford of Tuscola in the amount of \$53,116.76 for the F-450 truck. Brace seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter and Waldrop.
2. Mayor Kleiss asked for approval to the change of plans for the annual oil and chip. This change is necessary to allow for CA-16 rock instead of the CA-15 specified. This will result in a \$630 decrease in the award amount. Rund moved to approve the change of plans for the annual oil and chip, resulting in a \$630 decrease. Waldrop seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter, Waldrop.
3. Administrator Hoel stated we have received the loan agreement from the Illinois EPA for the water meter station replacement and the balance of the Meadowview water main project. This has been in the works for quite some time. The loan agreement is in the amount of \$1,300,462.56, with a principal forgiveness of 50% that amount and repayment of the remaining \$650,231.28 at a rate of 1.36% interest over 20 years. Hoel added the Meadowview project has a \$550,000.00 DCEO grant, so we will be doing two large projects amounting to ~\$1.8 million for \$650,231.28 at a very low interest rate. Shoemaker moved to approve the public water supply loan agreement with the Illinois EPA in the amount of \$1,300,462.56. Slaughter seconded. Hoel added these projects have already been bid and awarded. Once the documents have been signed he expects the projects to begin within a month or so. Mayor Kleiss asked Meadowview residents to be patient while the mains are being replaced in their area. Shoemaker asked about projected timeline. Hoel answered he thinks the contractor will try to get pipe in the ground before winter but clean up may have to wait until spring. Roll was then taken on the motion to approve the Illinois EPA loan agreement: VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter, Waldrop.

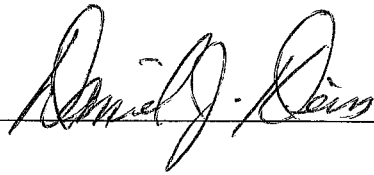
Other

- Mayor Kleiss asked for approval of a part time police officer resignation. Jud Wienke has accepted a position with the Champaign County Sheriff and is no longer able to work part time hours for the city. Slaughter moved to approve the resignation of Jud Wienke as part time patrolman, effective June 20, 2024. Morris seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter, Waldrop.
- Mayor Kleiss opened discussion on a deed acceptance proposal on the property at 307 South Court. The property is run down and unsafe. The current owners have been given deadlines but do not have the means to correct deficiencies. Administrator Hoel reports the owner would deed the property to the city in order to forego the formal process. Attorney Bequette stated folks rarely let their property fall into disrepair if they have the money to fix them. We can ignore the problem, try to get them to give us the property and pay the demo costs and back taxes, or start enforcing the

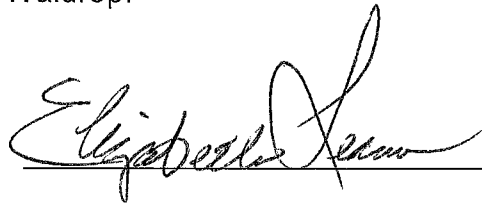
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corrective actions through the courts. If a judge finds the owners are at fault, they will be given extensions to reconcile the problems. We could spend years trying to get to where we are now. Bequette personally thinks the two best options are to ignore and wait until the problem gets worse and more expensive to demolish/dispose of or take the deed and spend the funds to clear up the area now. Administrator Hoel spoke of the many complaints he gets about run down properties. The process begins with an ordinance violation. If the people can't pay their taxes and they can't fix their properties they probably cannot pay a fine. A demolition contractor's quick estimate to demolish this property would likely be double the cost for the Castle Mall demolition. Hoel went on to say this is in no way exact but only something to give us an idea. If it comes to demolition, bids would be let. Hoel stated he has spoken with the current owner who tells him they are overwhelmed and in no way able to deal with the property. She would be grateful if the city is willing to take the deed in lieu of formal action. Attorney Bequette added we could look at the pluses of having a vacant lot that could be sold and a possible increase to the property values in the neighborhood. Mayor Kleiss asked whether or not council wants to accept the deed to the property knowing back taxes are owed and an approximate demo cost. Slaughter suggested doing nothing; Shoemaker added maybe we should wait and investigate the cost further. Hoel added it will be hard to get a serious bid for demolishing; he thinks he has a pretty close idea now. Shoemaker moved to accept the deed to 307 South Court Street in lieu of enforcement action. Waldrop seconded. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter, Waldrop.

The motion to adjourn was made by Morris and seconded by Slaughter. VOTE YEA* Brace, Day, Morris, Rund, Shoemaker, Slaughter and Waldrop.



Mayor



City Clerk