

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
TUSCOLA CITY HALL
December 12, 2016

The regular meeting of the City Council was called to order with Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt, and Mayor Kleiss in attendance. Alderwoman Waldrop was absent. Darold Spillman led the Pledge of Allegiance.

Public Comment

Darold Spillman addressed council about the city's plans for the old North Ward property, asking if council really felt there was a need for more housing. Spillman pointed out there are lots in town to build on, many houses for sale, and housing developments that are not to capacity. Spillman and his family feel the North Ward lot is used by many in the community for play, dog walking, and exercise. Council thanked Spillman for his comments. The plans for the lot will be discussed later in the agenda.

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the November 28, 2016 meeting
- Payment of bills totaling \$299,069.75
- Pay request from Owen Tucker in the amount of \$15,286.14, for materials for the retaining wall in the Doris Subdivision
- Request from the Cub Scouts to hold a day camp at Wimple Park June 15-17, 2017

Hoey moved to approve the items on the consent agenda. Henderson seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt. Cleland moved to approve the consent agenda for December 12, 2016. Shoemaker seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

Mayor – No Report

City Clerk – No Report

City Treasurer

Treasurer Long reported the TIF delinquencies are Eddie Boutilier, Red Barn Vet Services, and Rachel Puckett.

City Attorney – Absent

City Administrator

Administrator Hoel announced Attorney Bequette is attending another public meeting tonight.

Ordinances

1. Mayor Kleiss announced there have been no comments or questions regarding the proposed 4% increase in the property tax levy. Truitt moved to approve ordinance 2016-O-12, an ordinance for the levy and assessment of taxes for the fiscal year beginning May 1, 2016, and ending April 30, 2017, for the City of Tuscola. Day seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

2. Economic Development Director Moody updated council on progress toward establishing an Enterprise Zone in the county. If approved, the zone will provide state and local incentives to promote growth, reduce unemployment, encourage expansion, and new structures within the zone. Moody reported we have had good cooperation around the county with the other governing bodies. Moody added the application is due by the end of this month and will go into effect on January 1, 2018, after approval by the Department of Commerce and Economic Opportunity. Henderson moved to approve ordinance 2016-O-13, an ordinance establishing the Douglas County Enterprise Zone. Slaughter seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

Resolutions – moved to the end of the agenda

Contracts and Agreements

Hoey moved to approve the Intergovernmental Agreement between Douglas County, the City of Arcola, the City of Newman, the City of Tuscola, the City of Villa Grove, the Village of Arthur, and the Village of Atwood to establish the Douglas County Enterprise Zone. Shoemaker seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

Day moved to approve the purchase of a 2017 Ford F350 in the amount of \$36,210, from Ford of Tuscola. The truck will be used by the street department and includes a snow plow. Cleland seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance

Administrator Hoel discussed a TIF request submitted for architectural services on the buildings at 100-104 West Sale St. Tony and Sarah Vitale are interested in remodeling and opening a pizza restaurant in this space. The architectural study needs to be done in order to get a good idea of construction cost estimates on the buildings. Truitt moved to approve the TIF grant of \$5000, to Tony and Sarah Vitale for an architectural study of the buildings at 100-104 West Sale St. Shoemaker seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

Other

- Mayor Kleiss opened discussion on the two proposals received for the old North Ward property. One group proposes a \$4.5 million residential project and asks the city to donate the land. The other proposal, submitted by the Housing Authority of Champaign, is for subsidized senior housing. The Housing Authority offered \$265,000, for the land. The TIF Committee has met and discussed these proposals, Kleiss stated, and neither proposal matches what they had in mind for the property. After a question about taxes from Henderson, Administrator Hoel stated a subsidized housing project would likely pay reduced taxes. Alderman Hoey asked if the \$265,000 offer met the appraisal price on the property. Mayor Kleiss answered this amount is just under the appraised price. Day moved to accept the TIF Committee's recommendation and reject both proposals for the development of the North Ward property. Cleland seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.
- Administrator Hoel discussed a recent ordinance passed by the state legislators regarding travel expenses, adding the ordinance affects only non-home rule communities. Hoel also added he believes press lobby is what got this ordinance enacted. Communities are required to track their travel expenses; and if these expenses go over a certain amount, they are required to be evaluated by the board. Hoel went on to say we already track travel expenses. He and Treasurer Long go over every reimbursement request and he believes we are capable of managing our travel expenses in this fashion. Hoel is reluctant to set numbers and would

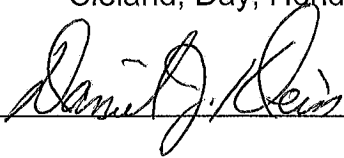
much rather ask employees to use discretion when travelling for the city. Hoel asked council to let him know if they felt it was necessary to enact the state's travel reimbursement policy. If not, we will continue as is.

- Hoel discussed results of a recent Public Safety meeting regarding nuisance properties around town. Inoperable vehicles parked in violation of our ordinance are a major item of the committee's concern, Hoel added. The committee and Chief Hastings feel dropping the notice requirement from 30 days to five, or even ten, days would be beneficial. Another concern is vehicles parked on private property, but not on a hard surface or inside a garage. The committee would like to require vehicles be parked on a hard surface or inside a garage, but are still working out whether this should include all vehicles or only vehicles parked in the front yard. Storage of vehicles on the right of way is another major concern addressed by the committee. Their recommendation for this is to enact a 72 hour time limit. Hoel added this is something that requires council to drive around town and check out. Alderman Hoey added the ordinance reads now that vehicles on ROW have to be licensed, but if they are in the yard they do not have to be licensed. The committee also discussed property owners being able to work with Chief Hastings if they had a circumstance (vehicle being repaired, illness, etc) parked on their property and could not comply with the notice requirement. Chief Hastings pointed out when property owners are cited for having an unlicensed vehicle on the right of way, they move the vehicles to the yard. Hastings does not believe we can enforce requiring vehicles to also be insured. Shoemaker commended the committee and Chief Hastings for taking action on this. He cautions the flexibility – he thinks this should be 'black and white'-with some leeway. If we start working with citizens, we will be working with more than we are managing. Hastings pointed out if citizens are issued a notice and have not complied, or come to him with a circumstance requiring additional time within five days, he will cite them. Shoemaker raised the question of number of vehicles allowed on property. Hoel stated he felt it was difficult to define a number. Hastings added this is an issue that requires discretion. Chief Hastings advises defining what we mean by a 'hard surface'. Hoey added requiring all vehicles to be licensed would help the situation considerably. Council discussed the 72 hour time limit and whether or not owners of licensed vehicles can park on one side of the street for 72 hours and then move to the other side of the street. Administrator Hoel advised council to drive around town and check out how many vehicles are parked on the ROW and in yards, paying special attention to RV's, campers, boats, etc. Shoemaker asked about families with four drivers and four vehicles, with two parked on the street. He was told as long as the vehicles are coming and going each day, they are not in violation. Hastings pointed out a circumstance requiring leeway in this scenario would be if someone in the family broke their foot, was unable to drive, and the car sat on the ROW for several weeks without moving. Hastings added we have to be reasonable. Truitt asked about our ordinance regarding semi parking in town. Hoel answered they cannot park on the ROW and if they are in the front yard, they have to be parked on the driveway. Chief Hastings added semis can no longer park at the truck stop. Mayor Kleiss stated we will discuss this further after the holidays but it definitely looks like we will be shortening the notice period.
- The TPD accumulates a lot of surplus items such, as clothing and shoes, throughout the year and would like to be able to dispose of these items through charitable organizations as they see fit. Hastings added he contacts the school district for charitable organizations that can use these items. Slaughter moved to authorize Chief Hastings to dispose of personal property in the possession of the police department and valued at less than \$100, using his discretion and in a manner that best benefits the community. Henderson seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.

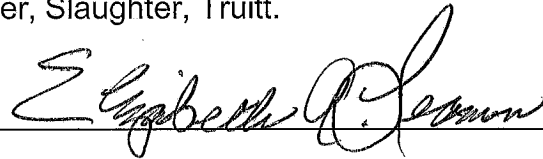
December 12, 2016

- Shoemaker moved council go into executive session to review prior executive session minutes and discuss possible pending litigation. The time was 8:22 pm. Truitt seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.
- The meeting was called back to order at 8:49 pm with Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt, and Mayor Kleiss in attendance. Alderwoman Waldrop was absent. Attorney Bequette arrived as the executive session was ending. Council asked for Bequette's opinion on vehicle parking violations. Bequette felt the city could make sure the vehicles are registered and licensed, but does not think we can require insurance if the vehicles are parked on private property. Truitt asked for a definition of 'hard surface' in regard to parking vehicles. Mayor Kleiss pointed out this is determined by our codes. Oil and chip, and concrete qualify as 'hard surface'.
- Hoey moved to approve resolution 2016-R-4, a resolution concerning the review and release of executive session minutes and the destruction of executive session audio recordings. Day seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Shoemaker, Slaughter, Truitt.
- Mayor Kleiss wished everyone a Happy and Safe Christmas. The next council meeting will be Tuesday, December 27.

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



Mayor



City Clerk