

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
Tuscola City Hall
November 23, 2015

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

Public Comment - None

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the November 9, 2015 meeting
- Financial report for October 2015
- Payment of bills totaling \$303,652.34
- Pay request from Owen Tucker in the amount of \$61,141.90, for Doris Subdivision infrastructure*
- Pay request from Buildings Systems of Illinois in the amount of \$19,582.20, for the Community Building renovation
- Change order from Building Systems of Illinois to deduct the \$960 installation expense for the Community Building mini blinds
- Approve Christmas Town parade and 5K run route

Treasurer Long pointed out the Owen Tucker pay request amount is not included in the total bills this week. The amount of \$61,141.90 will be included in the bills for the December 14 meeting. Hoey moved to approve the items on the consent agenda. Shoemaker seconded. VOTE YEA Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt. Henderson moved to approve the consent agenda for November 23, 2015. Cleland seconded. Treasurer Long noted the 5K run will begin at the Alpha & Omega this year due to the Community Building renovations. The staff at Alpha & Omega is helping organize this year's 5K. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Requested Time on the Agenda - None

Mayor

Mayor Kleiss announced he received a nice thank you from the new mall owners after their meeting with Hoel, Shoemaker, and Moody. Also, Alison Cler, Tuscola Nursing Home Administrator, sent a thank you to the city for their help with holiday decorations at the home.

City Clerk – No Report

City Treasurer

Treasurer Long reported Eddie Boutilier and the Red Barn Vet Service are delinquent on their TIF loans.

City Attorney – No Report

City Administrator

Administrator Hoel reported the Boy Scouts contacted him asking for permission to hold an overnight camp at Wimple Park this summer. This will take the place of their usual week long day camp. The date for the overnight camp is July 15, 2015.

Contracts and Agreement

Mayor Kleiss opened discussion on the assignment of the mall redevelopment agreement from COROC Tuscola, LLC to ADCO Tuscola, LLC. Administrator Hoel reported he was impressed with ADCO's management team and the information they provided about the buyers, consultants, and new personnel; he liked their enthusiasm and goals for the mall. Hoel went on to say he felt their plans to grow the center and move forward were in the spirit of the redevelopment agreement. ADCO Tuscola LLC will provide a capital improvements plan once they have had a few months to get to know the center and look at what needs to be done. Shoemaker added he was glad the new team asked the city staff what they would like to see done at the mall. Shoemaker moved to approve the assignment of the mall redevelopment agreement from COROC Tuscola, LLC to ADCO Tuscola, LLC. Truitt seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

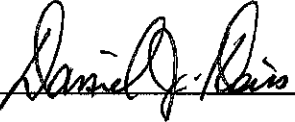
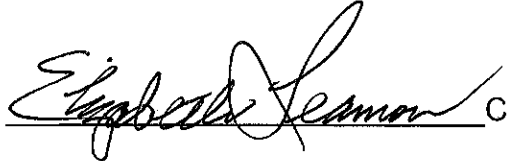
Administrator Hoel used visuals to discuss the old sewer plant redevelopment agreement with Owen Tucker. A new plat (approved this summer) shows a new roadway just south and west of the Northline and Prairie intersection and the two privately owned lots. The city would deed to Tucker the old sewer plant property, retaining the detention basin area and a smaller portion of the old sewer plant where the lift station and building are located. The new plat shows outlot A, the detention basin the city is acquiring from Tucker, and outlot B, what we are retaining from the old sewer plant property. The redevelopment agreement already discusses this; the transfer and redevelopment of land makes it happen, Hoel added. With this final approval, Attorney Bequette will be able to complete the deeds and title transfers. Shoemaker asked if the homes built in this area will have to carry flood insurance. Hoel answered probably. The homes will be built elevated out of the flood plain and owners will most likely have to petition out of the flood zone. Administrator Hoel added Tucker plans to improve the building by the lift station and add landscaping so the entire area will look nice. Maxey moved to approve the agreement for the transfer and redevelopment of the Doris Subdivision land with Owen Tucker. Henderson seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Other

Treasurer Long discussed the employee health insurance renewal increases with council, stating Health Alliance increased approximately 30%. If you consider our vision and dental, which did not go up, the overall increase is 17.4%. Long went on to say she has looked into other companies, bids, and plan designs, but none were more affordable than our current plan. Over the last several years, we have looked at group insurance pools with other communities, but these have also not worked out to be as affordable as Health Alliance.

Treasurer Long recommends staying with Health Alliance for 2016 and continuing to look for a better option. The increase will be shared by the city and employee, using the current formula. Truitt moved to approve the employee health insurance renewal for 2016 with Health Alliance. Maxey seconded. Hoey asked if we should drop the vision or dental, or both, in order to save money. Long stated she would look at these options and see what kind of cost savings we could realize. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

The motion to adjourn was made by Henderson and seconded by Day. Mayor Kleiss wished everyone a happy and safe Thanksgiving holiday. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.


_____ Mayor  _____ City Clerk