

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
TUSCOLA CITY HALL
August 27, 2018

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

Public Comment – City Attorney Bequette stated that the purpose of the public comment period was for anyone wishing to do so to provide statements to the city council. The city council may deliberate and discuss an agenda item later in the meeting, and city council members may ask questions of audience members. There would not be an opportunity for question and answer by audience members, and the purpose of the public comment period is not to replace or repeat the public hearing already held before the Planning Commission.

- Dave Streicker, counsel for the solar developer, stated that the City Council may approve, disapprove, or approve with modifications the proposed solar development pursuant to section 156.040 of the City codes, but that the developer had listened to the concerns expressed at the planning commission meeting and made some modifications to the site plan moving the facility 600' farther away from the road and homes. Mr. Streicker referred to an amended site plan drawing shown on the screen.
- Angela Hawkins requested council to recall the city's comprehensive planning for the area proposed for the Solar Facility special use permit
- Richard Lamb reminded council that the Solar Facility proposed site would not allow for a future extension of South Washington Street.
- Matt Kauffman of Cypress Creek Renewables reiterated the amended site plan for the proposed solar facility and noted that the amended site plan also includes an evergreen buffer.

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the August 13, 2018, meeting
- Payment of bills totaling \$216,285.80
- Request to conduct fundraising on public streets by Kiwanis for Peanut Days on October 26-27, 2018
- Request to conduct a food drive by Rotary to benefit the SAM Food Pantry on October 20, 2018
- Community Building lease with alcohol by the TCHS Class of 1968 for a reunion on September 29, 2018

Hoey moved to approve the items on the consent agenda. Waldrop seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop. Cleland moved to approve the consent agenda for August 27, 2018. Shoemaker seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop. Mayor Kleiss noted that the Tuscola Fire Department would be collecting for their annual MDA Fill the Boot campaign this weekend.

Requested Time on the Agenda - None

Mayor – Read a thank you note from Miss Moultrie Douglas Ashley Mattingly thanking the City for supporting her meet and greet and also a thank you note from Helen Ponder Short thanking the Mayor for providing a proclamation for her 104th birthday. The Mayor asked for Council's approval of his appointment of Jonathan Higar to the position of Street Maintenance Worker II, with a start date of September 17, 2018. Rund moved to approve the Mayor's appointment. Truitt seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop Mayor Kleiss reminded everyone that the Cola Wars football game between Tuscola and Arcola is this Friday.

City Clerk – No Report

City Treasurer

Treasurer Long reported Eddie Boutilier and Red Barn Veterinary Services are delinquent on their TIF loans. Treasurer Long introduced Kaci McGee of Larsson, Woodyard and Henson. Kaci is audit manager who worked on the city's audit for FY 2018. She reported that the audit was completed, with no noted deficiencies and a clean opinion. She complemented the city staff on a clean report and well managed accounting records. McGee reports very little change in the financials from the prior year. The only notable items were the water billing error by Arcola with the West Prairie account producing a larger than normal Tuscola equity in the Joint Arcola/Tuscola Waterline Agency; a significant reduction in debt, leaving the total government funds debt under \$1 million and water and sewer funds debt under \$1.5 million; and the net IMRF pension funding went from negative to positive in this year due to investment earnings and actuarial valuations.

City Attorney – Nothing

City Administrator

Administrator Hoel reported that the road projects, approved for this year, are all beginning to get started. Varsity Striping, subcontractor, is in town today to remove striping on Prairie Street and subcontractor Beniach Construction will begin the emulsion and rock portion of the process soon. The rock layer will remain on the roads for approximately 7 days so that it works in good before the final layer is added to the top to make the roads appear like black asphalt. Hoel asked for the public's patience during this process. South Niles Street milling and overlay project will begin on Wednesday, weather dependent.

Contracts and Agreements

- Administrator Hoel reported that the garbage grinder components at the South Sewer plant need replacement, being original to the 2001 plant. He recommends replacement of the components by JWC Environmental at a cost of \$15,366.76. Hoey moved to approve the proposal of JWC Environmental at a cost of \$15,366.76. Shoemaker seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop

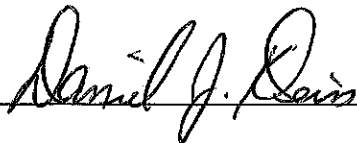
Other

- Mayor Kleiss opened discussion on the Planning Commission recommendation for the Special Use Permit for Solar Facility at 1298 Egyptian Trail. The Planning Commission report, and recommendation to deny the special use permit, was included in the agenda packet. Hoey moved to reject the Planning Commission's recommendation and to approve the special use permit for the Solar Facility at 1298 Egyptian Trail, with the modifications of moving 600' from adjacent residences and adding the vegetation screen. Truitt seconded. In answer to a question from Rund regarding the type of evergreens, Kauffman reported the trees would be 3-5' tall when planted and grow to 8-9 feet in 10

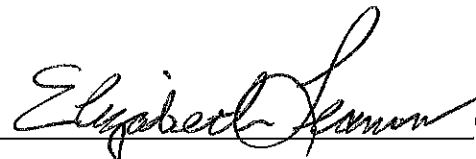
years or so to conceal the size of equipment that would be installed at this proposed facility. In response to a question from Cleland about noise, Matt Kauffman stated that the only noise produced is from fans on equipment in the center of the site and will not extend past the area of the equipment and buffer vegetation. Hoey asked what would be in the 600' by Egyptian Trail on the site plan. Kauffman answered it would be a locally farmed crop, probably corn or soy beans. Day asked if Washington Street was already blocked to the south by the pipelines in the area. Denny Cruzan stated that we have roads built over pipelines by the mall. Hoel stated that roads can be built over pipelines, but it involves more cost and planning. Slaughter asked why we have to approve this since it is outside city limits. Hoel stated that the City has zoning jurisdiction within 1 ½ miles of the city limits. Slaughter asked if the County weighs in on the decision and was told not within the 1 ½ mile zoning jurisdiction of the City. Hoey stated that the developer voluntarily moving the site back 600', providing a vegetation screen and no noise was what made him decide to vote to approve the special use permit. VOTE YEA* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

- Administrator Hoel included in the agenda packet the report prepared by DW Inspections, LLC on the condition of the light poles at Ervin Park. Hoel reported that at the time of the inspection, the City crews did fence off and secure 5 poles that the inspector deemed to be in a condition where failure is likely. Nine additional poles were assessed as "rejected", meaning they should be replaced. Seventeen poles show some surface decay below the ground surface and should be re-inspected in 2-3 years to see if they are still stable and one pole, replaced in 2016, is in good shape and no decay was noted. Hoel stated that he was impressed with the thoroughness of the inspection. Council discussed different options of eventual replacement of the poles, but nothing is urgent since ball season is months away. Hoel did suggest having the City crews cut the tops of the 5 secured poles down to about 10' of height to minimize any impact if a pole were to fail. Council voiced approval of that idea and Hoel will direct the crews to take care of that quickly.

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



Mayor



City Clerk