

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
TUSCOLA CITY HALL
November 13, 2018

The regular meeting of the City Council was called to order with Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop, and Mayor Kleiss in attendance. Shoemaker was absent. 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 October 22, 2018, meeting
- Payment of bills totaling \$343,896.68
- Parade and 5K route for Christmastown Festival

Day moved to approve the items on the consent agenda. Waldrop seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop. Cleland moved to approve the consent agenda for November 13, 2018. Truitt seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop.

Time on the Agenda - None

Mayor

Mayor Kleiss congratulated the Tuscola School System fall sports program for successful seasons and noted the many accomplishments of the athletes and participants in the school's programs. He also offered his thanks to the schools and community for great Veteran's Day parade and programs.

City Clerk – No Report

City Treasurer

Treasurer Long reported Eddie Boutilier and Red Barn Veterinary Services are delinquent on their TIF loans. There have been payments made on Red Barn Veterinary Services this month however they are still delinquent.

City Attorney – Absent

City Administrator - No Report

Ordinances

Administrator Hoel informed council of a change in Illinois law that pertains to the policy to prohibit sexual harassment the city approved this year. The change, from 180 days to 300 days in which to file a claim of discrimination, needs to be made to our policy as well. Hoey moved to approve Ordinance 2018-O-6 Adopting and Amended Policy Prohibiting Sexual Harassment for the City of Tuscola. Truitt seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop.

Administrator Hoel opened discussion on the city's liability and work comp insurance renewal. The city has been with IMLRMA for many years. IMLRMA offered a renewal at the same rates as last year, except that Tuscola's will be about \$1,500 lower due to some valuation changes.

Hoel further recommended we approve participation in the Min/Max program as we have for 10 or 11 years as we have only had to pay the Max loss amount one time in 2014 for the hail damage losses. Rund moved to approve Ordinance 2018-O-7 for the 2019 renewal with IMLRMA, including the Min/Max program and the early pay discount, at a cost of \$142,040.06. Waldrop seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop.

Treasurer Long discussed the Property Tax Levy ordinance presented to council based on the levy estimate approved at the last meeting. The ordinance was distributed along with some charts showing past history of Tuscola's city tax rates. Council should review the levy ordinance. The ordinance will be presented for council's consideration at either of the next two meetings.

Contracts and Agreements

Treasurer Long discussed the renewal of the city employee's health insurance program. After having two insurance brokerage firms review the city's insurance needs and get quotes, Long recommended staying with Health Alliance on the same plan as last year. The rates will increase 3% for the renewal, which was noted as a reasonable increase. Truitt moved to approve the 2019 renewal for employee health insurance with Health Alliance with the same plan and terms as last year. Day seconded. VOTE YEA* Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop.

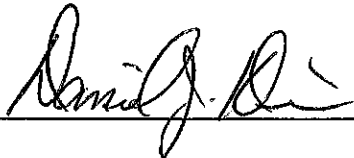
Administrator Hoel discussed the lease of city property near the street shed to Illini FS. The lease has been in effect for approximately 30 years. Illini FS has proposed to renew the lease for an additional 5 years, with the addition of a termination clause annually with 60 days notice, at the same rate of \$1,800 per year. Hoey moved to approve the lease agreement between the City of Tuscola and Illini FS as presented. Day seconded. VOTE YEA* * Cleland, Day, Hoey, Rund, Slaughter, Truitt, Waldrop.

Requests for TIF Assistance

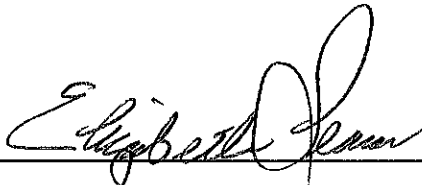
- Administrator Hoel opened discussion on the proposed development of the Moore property adjacent to the southbound Tuscola I-57 exit ramp. This is the property for which the council has approved engineering projects for the ramp exit road to the north and for environmental clearance to the public improvements for the site. Mayor Kleiss and Hoel have been working with 3-D Development, LLC, Love's Travel Stops & Country Stores, Inc and Roserock Holdings, LLC over the past several months to develop terms for a redevelopment agreement that would bring a Love's travel center, and future developments, to that property. Hoel described site plans and explained that under the agreement 3-D Development, LLC would purchase the approximately 50 acre property, petition for annexation to the City, submit a plat for the property, and sell the approximately 12 acre portion to Roserock Holdings, LLC. Roserock Holdings, LLC will lease the approximately 12 acre portion to Love's Travel Stops & Country Stores, Inc. who will develop the property as a travel stop facility. 3-D would also deed the borrow pit portion of the site back to the City for drainage use. The City's obligation would be to reimburse Love's for the cost of the design and construction of an intersection at US Route 36 and a road extension approximately 450 feet to the north into the development, at actual cost not to exceed \$1,800,000. Hoel introduced Chris Davis, with 3-D Development, LLC who would be happy to answer any questions. Rund moved to approve the redevelopment agreement with 3-D Development, LLC, Love's Travel Stops & Country Stores, Inc and Roserock Holdings, LLC with the terms presented, pending legal counsel approval of form. Slaughter seconded. VOTE YEA* Cleland, Day, Hoey,

Rund, Slaughter, Truitt, Waldrop. Mayor Kleiss thanked the Council for their support of this project that will be a wonderful addition to the City.

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



Mayor



City Clerk